

Borrower or Owner	Roy Nelson		
Property Address	4724 CR 3305		
City	Jacksonville	County	Cherokee
		State	TX
		Zip Code	75766
Client	Heritage Land Bank, ACA		



## WALKER & ASSOCIATES SURVEYING INC.

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**FIELD NOTES DESCRIPTION**  
 SURVEYED 100.809 ACRES  
 GEORGE FOSSETT SURVEY A-270 &  
 JOSE PINEDA SURVEY A-40  
 CHERKEE COUNTY, TEXAS  
 J12386

February 14, 2019

Field Note description for a 100.809 acre tract being located in the GEORGE FOSSETT SURVEY Abstract No: 270 & the JOSE PINEDA SURVEY A-40 and being all of the same land a called 77 1/6 acre tract described as First Tract, a called 13 1/10 acre tract described as Second Tract and a called 10 acre tract described as Third Tract as conveyed to Charles Joesph Boyd, Jr et al as recorded in Volume 1131 Page 860 of the Deed Records of Cherokee County, Texas, said 100.809 acre tract to be more particularly described as follows.

*Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.*

**BEGINNING** at a 3/8" iron rod found for the most Northerly Northwest corner of herein described tract, same point being the Northwest corner of said Third Tract, same point being on the East line of a called 38 acre tract conveyed to Roy Cole Pugh et al described as Tract One and recorded in Volume 1842 Page 655 of the Deed Records of Cherokee County, Texas, same property being described by metes and bounds in Volume 72 Page 206 of the Deed Records of Cherokee County, Texas, same point also being the most Westerly Southwest corner of a called 144.28 acre tract conveyed to Virginia Kimmeth-Buell as described and recorded in Volume 1664 Page 585 of the Deed Records of Cherokee County, Texas;

**THENCE** North 86°28'31" East along and with the most Westerly South line of said called 144.28 acre tract a distance of 643.71 feet to a 1/2" iron rod set for corner, same point being an interior corner of said called 144.28 acre tract, same point being the Northeast corner of said Third Tract;

**THENCE** South 05°00'18" East along and with a West line of said called 144.28 acre tract a distance of 656.37 feet to a 1/2" iron rod set for corner, same point being an interior corner of said called 144.28 acre tract, same point being the Southeast corner of said Third Tract;

**THENCE** South 86°10'56" West along and with a North line of said called 144.28 acre tract a distance of 173.11 feet to a 1/2" iron rod found for corner, same point being a Northwest corner of said called 144.28 acre tract, same point being on the South line of said Third Tract, same point being the Northeast corner of said Second Tract;

**THENCE** South 01°05'52" East along and with a West line of said called 144.28 acre tract a distance of 640.49 feet to a 1/2" iron rod set for corner, same point being an interior corner of said called 144.28 acre tract, same point being a Southeast corner of said Second Tract;

**THENCE** South 86°50'28" West along and with a North line of said called 144.28 acre tract a distance of 109.99 feet to a 4" iron pipe fence corner for corner, same point being a Northwest corner of said called 144.28 acre tract, same point being an interior corner of said Second Tract;

**THENCE** South 01°47'45" East along and with a West line of said called 144.28 acre tract a distance of 682.93 feet to a 60D nail found for corner, same point being on the West line of said called 144.28 acre tract, same point being the Southeast corner of said Second Tract, same point being on the North line of C.R. 3305;



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**THENCE** South 79°53'33" West along and with the North line of C.R. 3305 a distance of 357.93 feet to a ½" iron rod found for corner, same point being the Southwest corner of said Second Tract, same point being on the East line of said First Tract;

**THENCE** South 02°47'46" East along and with the East line of said First Tract crossing C.R. 3305 a distance of 240.96 feet to a ½" iron rod set for corner, same point being the Southwest corner of a called 34.6 acre tract conveyed to J. D. Bearden described as Tract No: 2 and recorded in Volume 584 Page 184 of the Deed Records of Cherokee County, Texas, same point also being the Northwest corner of a called 80.18 acre tract conveyed to J. D. Bearden described as Tract No: 1 and recorded in Volume 584 Page 184 of the Deed Records of Cherokee County, Texas, same point also being the Northwest corner of a called 18 acre tract as conveyed to Howard Temple (now owned by Ronnie Temple et al) as described and recorded in Volume 239 Page 61 of the Deed Records of Cherokee County, Texas;

**THENCE** South 87°12'14" West along and with the North line of said called 18 acre tract a distance of 1638.89 feet to a ½" iron rod set for corner, same point being on the North line of said called 18 acre tract, same point being the Southeast corner of a called 25 acre tract conveyed to Tom Pugh (now owned by Linda Bowden) described as Second Tract and recorded in Volume 111 Page 282 of the Deed Records of Cherokee County, Texas, same point being the Southwest corner of said First Tract;

**THENCE** North 02°47'46" West along and with the East line of said called 25 acre tract passing a ½" iron rod set for reference on the South line of C.R. 3305 at a distance of 179.70 feet and continuing on another 69.56 feet to a second Iron rod set for reference being on the North line of C.R. 3305 and continuing on a total distance of 1322.22 feet to a ½" iron rod set for corner, same point being the Northeast corner of said called 25 acre tract, same point also being an interior corner of said First Tract;

**THENCE** South 87°11'13" West along and with a North line of said called 25 acre tract a distance of 419.99 feet to a ½" iron rod set for corner, same point being an interior corner of said called 25 acre tract, same point also being an the most Westerly Southwest corner of said First Tract;

**THENCE** North 01°18'48" West along and with the East line of said called 25 acre tract a distance of 614.49 feet to a 60D nail found for corner, same point being the Northeast corner of said called 25 acre tract, same point also being on the South line of a called 25 acre tract conveyed to Tom Pugh (now owned by Linda Bowden et al) described as First Tract and recorded in Volume 111 Page 282 of the Deed Records of Cherokee County, Texas, same point being the Northwest corner of said First Tract;

**THENCE** North 88°04'48" East along and with the South line of a called 25 acre Pugh First Tract a distance of 2039.54 feet to a 60D nail found for corner, same point being the Southeast corner of said called 38 acre tract, same point being the Northeast corner of said First Tract, same point being on the West line of said Third Tract;

**THENCE** North 02°11'54" West along and with the East line of said called 38 acre tract a distance of 355.86 feet back to the **PLACE OF BEGINNING** and containing 100.809 acres of which 2.414 acres lie in the roadway leaving 98.395 net acres of land.

I, Dennis H. Walker, do hereby state that these Field Notes represent an on the ground survey made under my supervision in February, 2019, and is being submitted along with a Plat of said tract herein described.

*Dennis H. Walker*

Dennis H. Walker

Registered Professional Land Surveyor

State of Texas No. 2117

J12386 Legal

