



CHEROKEE SURVEYING SERVICES
Registered Professional Land Surveyors

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RE: Blk. 3, Pineda West, A-40
Cherokee County, Texas

February 23, 2017

DESCRIPTION

BEING 25.99 acres of land in BLOCK NO. 3 of the JOSE PINEDA WEST FOUR LEAGUES GRANT, ABSTRACT NO. 40, Cherokee County, Texas, and being all of a called 26 acre tract described in deed from Anna D. Taylor to John K. Walker and wife, Betty Gail Walker, August 29, 1980, recorded in Volume 801, Page 459 of the Deed Records of Cherokee County, Texas, (hereinafter shown as volume/page, DR, LR for Land Records, OPRRP, for Official Public Records of Real Property). SAID tract described as follows. Bearings are based on North 88 deg. 32 min. 00 sec. West the South line this tract as monumented on the ground and described herein. All corners herein called set are capped with a plastic cap marked KIRBY 4978. SEE PLAT NO. 2017-04:

BEGINNING at a ¾" steel rod found in the South line of the residue of 480 acres conveyed in deed from Emma Ragsdale, and others to Virgil G. Ragsdale, August 11, 1945, 282/319, DR, described by metes and bound in 8/17, DR, for the Northeast corner of this tract and the Northwest corner of 28.295 acres described in deed from L. C. Taylor to Opal Ragsdale, October 20, 1987, 1048/260, LR;

THENCE South 02 deg. 22 min. 26 sec. East, with the East line of 26 acres and the West line of 28.295 acres, 775.61 feet to a ¾" galvanized iron pipe found for the Southeast corner of this tract and a Northeast corner of 39.40 acres described in deed from William Gene Taylor to Bobby James Burris, April 4, 2003, 1596/297, OPRRP.

THENCE North 88 deg. 32 min. 00 sec. West, with the South line of 26 acres and at 15.00 feet pass a 3/8" steel rod found for a Northwest corner of 39.40 acres and the Northeast corner of 14.23 acres described in deed from Helen Davis to Ann Barnes, June 27, 2011, 2073/387, OPRRP, and continuing with the North line of 14.23 acres, and at 1390.65 feet pass a 3/8" steel rod set at fence corner in the East limits of County Road No. 3216 for a reference corner, and continuing crossing said road and at 1431.74 feet to a 3/8" steel rod found on the East side of an old Pine Stump in the East line of 31.428 acres described in deed from Dan Bobbit Mahaley to Mickey T. Stillwell and wife, Susan F. Stillwell, September 26, 2005, 1742/436, OPRRP, for the Southwest corner of this tract and the Northwest corner of 14.23 acres;

THENCE North 15 deg. 36 min. 50 sec. West, with the West line of 26 acres and said road and the East line of 31.428 acres, 746.84 feet to a large nail spike found in the West edge of said road in the center of a dirt drive in the South line of 75 acres described in deed from J. Homer Ragsdale and wife, Lorene Ragsdale to John Randall Ragsdale, October 16, 1981, 861/159, DR, for the Northwest corner of this tract and the Northeast corner of 31.428 acres;

THENCE North 88 deg. 06 min. 43 sec. East, with the North line of 26 acres and the South line of 75 acres, crossing said road and at 25.71 feet pass a 3/8" steel rod set in the East limits of road for a reference corner, and continuing 963.42 feet in all to a 1" hexagonal steel rod found in the West line of said 480 acres for the Southeast corner of 75 acres and an Offset ELL corner of this tract;

THENCE South 02 deg. 14 min. 15 sec. East, with an offset line of 26 acres and the West line of 408 acres, 48.32 feet to a 1" hexagonal steel rod found for another offset ELL corner of this tract and the Southwest corner of 480 acres;

THENCE North 86 deg. 47 min. 46 sec. East, with a North line of 26 acres and a South line of 480 acres, 636.37 feet to the PLACE OF BEGINNING and containing within these calls 25.99 acres of land of which 0.55 acres lies within the limits of County Road No. 3216.

Alan M. Kirby
Registered Professional Land Surveyor No. 4978

