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**G. McDANIEL SURVEY
ABSTRACT NO. 632**

(Called 225.6 Acres)
Yvonne Aloha Butler
to
Yvonne A. Butler and Bill Butler, Trustees
1-18-2021 2599425

**CHARLES B. JENNINGS SURVEY
ABSTRACT NO. 470**

(Residue of Called 225.48 Acres)
Second Tract
Bill J. Sparks, et ux
to
The Sellers Family Trust
2-13-2003 1589285

**T. W. H. McCALL SURVEY
ABSTRACT NO. 602**

267.901 Acres in the
T. W. H. McCall Sur., A-602

243.066 Acres

282.597 Acres Total Surveyed

39.531 Acres

**ISAAC BLANTON SURVEY
ABSTRACT NO. 120**

(Called 21 Acres)
Carol Rizer, et vir
to
Carlton Scott Rizer and
Carol Ann Rizer, Co-Trustees
12-17-2021 2673156

**W. C. GWINN SURVEY
ABSTRACT NO. 308**

**W. BARNES SURVEY
ABSTRACT NO. 153**

**J. C. McDONALD SURVEY
ABSTRACT NO. 1087**

(Called 205.377 Acres)
John Joseph Miles, et al
to
KTBC Enterprises, LLC
12-7-2021 2664764

(Called 35.692 Acres)
Cobb-Holman, Ltd.
to
Wise Donkey, LLC
9-24-2019 2512259

(Residue of Called 50 Acres)
Tract One
Chester R. Pond, et ux
to
Cecl Pond, et ux
10-6-2020 2575118

(Called 35 Acres)
Laurenn Russell Barker
to
Laurenn Prater Barker, Trustee
2-6-2009 195818

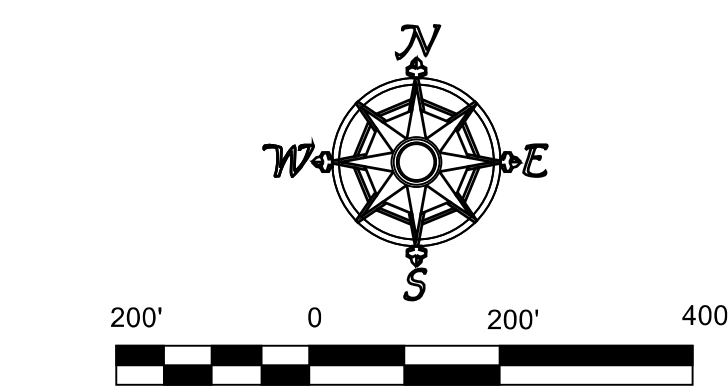
(Called 35.754 Acres)
Paul Edward Barker
to
Laurenn Russell Barker
2-9-1993 1204266

(Called 14.982 Acres)
Lynda Lacy
to
Steven Carpenter and Ann Buchanan
8-21-2003 1615392

(Residue of Called 27.180 Acres)
William H. Stephens, et ux
to
Cecl D. Pond and Chester Pond
8-24-1981 8271726

(Called 4.190 Acres)
Vernon R. Lee, et ux
to
Gene Richard Clark, Jr., et ux
11-16-2018 2464556

PLAT OF SURVEY
made for Alan Pond, (Seller), and David Farrell (buyer's agent)
showing a division of
282.597 Acres Total
into 243.066 acres and 39.531 acres
lying and situated in the
T. W. H. McCALL SURVEY, A-602,
the CHARLES B. JENNINGS SURVEY, A-470
and the ISAAC BLANTON SURVEY, A-120
CHEROKEE COUNTY, TEXAS



Bearings are based on a previous survey made by McCown Surveying Company (Tim H. McCown, RPLS #4080), dated September 26, 2005 (Job No. 05-163) made of 4.190 acres for Cecl Pond now recorded in Volume 2464, Page 506, of the Official Records, Cherokee County, Texas, and a previous survey made by McCown Surveying Company (Tim H. McCown, RPLS #4080), dated January 17, 2003 made of 14.982 acres now recorded in Volume 1615, Page 392, of said Official Records, and then applied to the South Line of this 282.597 acres, a called bearing of S89°58'05"E, between a 3/8" steel rod (found with cap) and a 1/2" steel rod (set with cap).

See Metes and Bounds descriptions prepared even date.

Easements were not researched and surveyor was not furnished with a current title report on subject tract, therefore, this tract is subject to such facts as an accurate and current title search may disclose as to easements, ownership, rights-of-way, etc.

This Survey was made for Alan Pond and David Farrell, Agent, and is being certified to and is intended for their use only in this transaction. If this plat is not signed in red ink and if the seal is not in crimped form, then it can be assumed that the same has been altered or changed and no longer valid.

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I, Greg R. McCown, Registered Professional Land Surveyor, do hereby certify this plat to reflect an actual survey made on the ground under my supervision during the months of February and March, 2023, and to the best of my knowledge does truly represent the results of the same, the lines and dimensions of said property being as indicated by the plat.

GIVEN UNDER MY HAND & SEAL, this 7th day of March, 2023.

By: *Greg McCown*
Greg R. McCown
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6055

Book: G-92/35 & G-91/24
Job: 23-031

