McCOWN SURVEYING COMPANY
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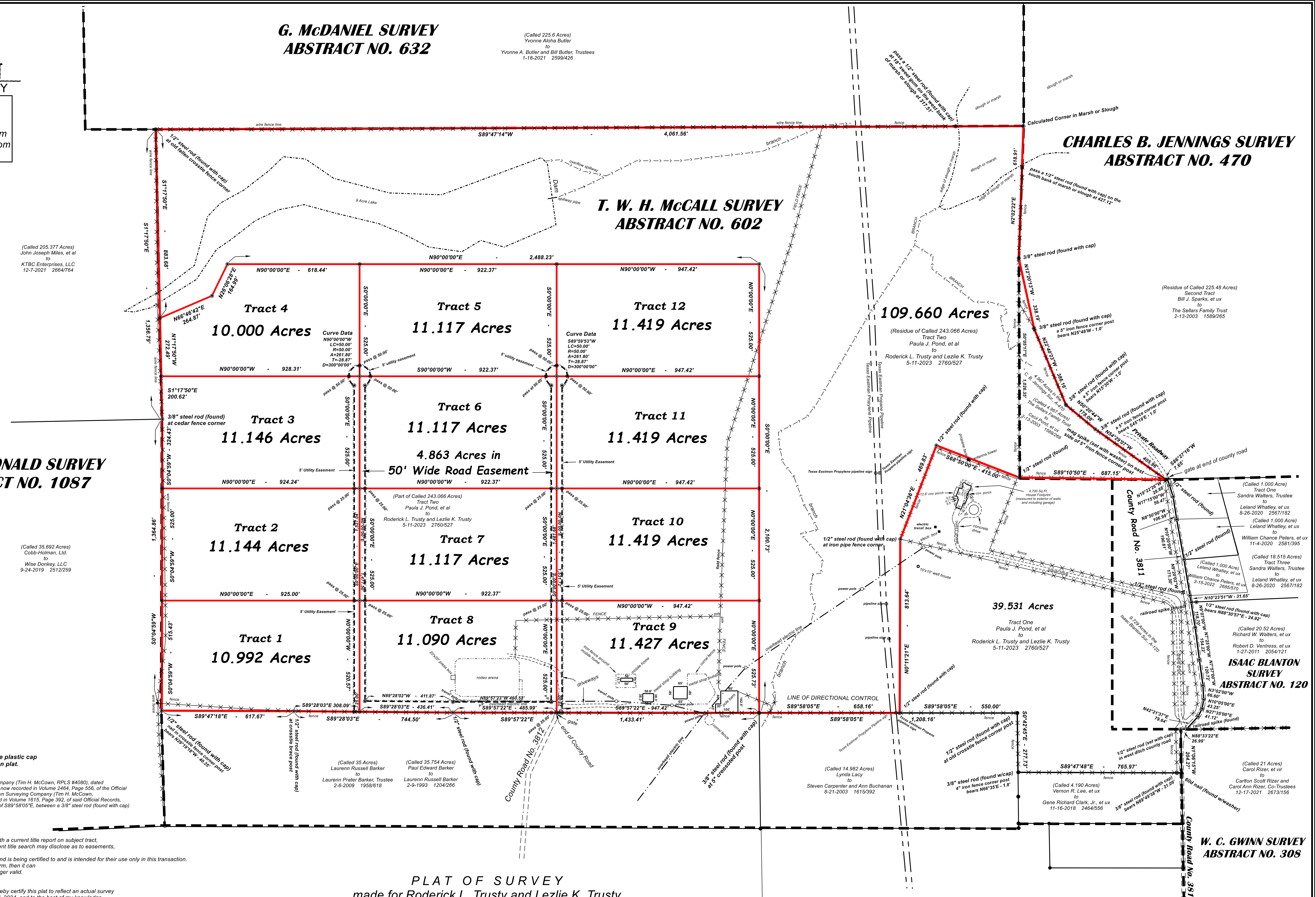
TxBPELS Firm No.: 10072600



All Corners are monumented by 1/2" steel rebar with blue plastic cap stamped "McCown Surveying" unless otherwise noted on plat.

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 Cecil Pond now recorded in Volume 2464, Page 556, 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 243.066 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 Roderick L. Trusty and Lezlie K. Trusty 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in red ink and if the seal is not in crimped form, then it can be assumed that the same has been altered or changed and no longer valid.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 month of April, 2024, 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 the 12th day of April, 2024.

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

Book: G-92/35 & G-91/24&77
Job: 24-038

STATE OF TEXAS · REGISTERED · GREG R. McCOWN · 6055 · PROFESSIONAL · LAND SURVEYOR

PLAT OF SURVEY
made for Roderick L. Trusty and Lezlie K. Trusty
showing a division of
243.066 Acres into Twelve Tracts and 50' Wide Road Easement
lying and situated in the
T. W. H. McCALL SURVEY, A-602
CHEROKEE COUNTY, TEXAS

Traverse PC