McCOWN
SURVEYING COMPANY
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JACKSONVILLE, TX 75766
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TxBPELS Firm No.: 10072600

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

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in red ink and if the seal is not in crimped form, then it can be assumed that the same has been altered or changed and no longer valid.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
Greg R. McCown
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6055

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

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

200' 0 200' 400'

G. McDANIEL SURVEY ABSTRACT NO. 632

(Called 225.6 Acres)
Yvonne Aloha Butler
to
Yvonne A. Butler and Bill Butler, Trustees
1-18-2021 2599/426

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

J. C. McDONALD SURVEY ABSTRACT NO. 1087

CHARLES B. JENNINGS SURVEY ABSTRACT NO. 470

ISAAC BLANTON SURVEY ABSTRACT NO. 120

W. C. GWINN SURVEY ABSTRACT NO. 308

W. BARNES SURVEY ABSTRACT NO. 153

(Called 205.377 Acres)
John Joseph Miles, et al
to
KTBC Enterprises, LLC
12-7-2021 2664/764

(Called 35.692 Acres)
Cobb-Holman, Ltd.
to
Wise Donkey, LLC
9-24-2019 2512/259

(Called 35 Acres)
Laurenn Russell Barker
to
Laurenn Prater Barker, Trustee
2-6-2009 1958/618

(Called 35.754 Acres)
Paul Edward Barker
to
Laurenn Russell Barker
2-9-1993 1204/266

(Part of Called 243.066 Acres)
Tract Two
Paula J. Pond, et al
to
Roderick L. Trusty and Lezlie K. Trusty
5-11-2023 2760/527

(Residue of Called 243.066 Acres)
Tract Two
Paula J. Pond, et al
to
Roderick L. Trusty and Lezlie K. Trusty
5-11-2023 2760/527

(Residue of Called 225.48 Acres)
Second Tract
Bill J. Sparks, et ux
to
The Sellars Family Trust
2-13-2003 1589/265

(Called 4.067 Acres)
The Sellars Family Trust
to
Cecil Pond, et ux
2-13-2003 1589/268

(Called 1.000 Acre)
Tract One
Sandra Walters, Trustee
to
Leland Whatley, et ux
8-26-2020 2567/182

(Called 1.000 Acre)
Leland Whatley, et ux
to
William Chance Peters, et ux
11-4-2020 2581/395

(Called 18.515 Acres)
Tract Three
Sandra Walters, Trustee
to
Leland Whatley, et ux
8-26-2020 2567/182

(Called 1.000 Acre)
Leland Whatley, et ux
to
William Chance Peters, et ux
3-15-2022 2685/575

(Called 20.52 Acres)
Richard W. Walters, et ux
to
Robert D. Ventress, et ux
1-27-2011 2054/121

(Called 21 Acres)
Carol Rizer, et vir
to
Carlton Scott Rizer and
Carol Ann Rizer, Co-Trustees
12-17-2021 2673/156

(Called 14.982 Acres)
Lynda Lacy
to
Steven Carpenter and Ann Buchanan
8-21-2003 1615/392

(Called 4.190 Acres)
Vernon R. Lee, et ux
to
Gene Richard Clark, Jr., et ux
11-16-2018 2464/556

Tract 1 — 10.992 Acres
Tract 2 — 11.144 Acres
Tract 3 — 11.146 Acres
Tract 4 — 10.000 Acres
Tract 5 — 11.117 Acres
Tract 6 — 11.117 Acres
Tract 7 — 11.117 Acres
Tract 8 — 11.090 Acres
Tract 9 — 11.427 Acres
Tract 10 — 11.419 Acres
Tract 11 — 11.419 Acres
Tract 12 — 11.419 Acres
4.863 Acres in 50' Wide Road Easement
109.660 Acres
39.531 Acres

Curve Data
N90°00'00"W
LC=50.00'
R=50.00'
A=261.80'
T=28.87'
D=300°00'00"

Curve Data
S89°59'53"W
LC=50.00'
R=50.00'
A=261.80'
T=28.87'
D=300°00'00"

County Road No. 3811

Private Roadway

Calculated Corner in Marsh or Slough

pass a 1/2" steel rod (found with cap) at 18.4' steel rod (found with cap) on the east bank of marsh, at slough at 31.31'

pass a 1/2" steel rod (found with cap) on the south bank of marsh or slough at 427.12'

3/8" steel rod (found with cap)

3/8" steel rod (found with cap) a 5" iron fence corner post bears N25°48'W - 1.0'

3/8" steel rod (found with cap) a 5" iron fence corner post bears N15°30'W - 1.0'

3/8" steel rod (found with cap) a 5" iron fence corner post bears S45°15'E - 1.6'

nail found in 5" iron fence corner post

railroad spike (found)

railroad spike (set with washer) on east side of 5" iron fence corner post

1/2" steel rod (found)

1/2" steel rod (found with cap)

1/2" steel rod (found with cap) at iron pipe fence corner

1/2" steel rod (found with cap) at old crossfix fence corner

1/2" steel rod (found with cap) at crossfix fence corner post bears N29°11'9"E - 49.25'

1/2" steel rod (found with cap) at crossfix brace post

1/2" steel rod (set with cap) in west ditch county road

3/8" steel rod (found w/cap) 4" iron fence corner post bears N66°35'E - 1.8'

3/8" steel rod (found with cap) bears N89°49'28"W - 21.09'

60d nail (found w/washer)

gate at end of county road

gate

end of County Road

LINE OF DIRECTIONAL CONTROL
S89°58'05"E - 658.16'
S89°58'05"E - 550.00'
S89°58'05"E 1,208.16'

S89°47'14"W - 4,061.56'
N90°00'00"E - 2,488.23'
S89°47'18"E - 617.67'
S89°28'03"E - 744.50'
S89°57'22"E - 1,433.41'
S0°00'00"E - 2,100.73'
N0°11'21"E - 813.64'
S0°42'45"E - 271.73'
S89°47'48"E - 765.97'
S89°10'50"E - 687.15'
S68°30'00"E - 415.00'
N21°04'36"E - 459.83'
N27°40'23"W - 388.16'
N42°29'07"W - 405.36'
N27°02'22"E - 618.91'
N11°29'13"W - 335.19'
N0°00'00"E - 525.00'
S0°00'00"E - 525.00'
S0°04'59"W - 515.43'
S0°04'59"W - 324.43'
S0°04'59"W - 1,364.86'
S1°17'50"E - 883.68'
S1°17'50"E - 1,356.79'
N1°11'50"W - 272.49'
S1°17'50"E 200.62'
N66°46'42"E 264.87'
N26°06'28"E 16.99'
N90°00'00"E - 618.44'
N90°00'00"E - 922.37'
N90°00'00"W - 947.42'
N90°00'00"W - 928.31'
S90°00'00"W - 922.37'
N90°00'00"E - 947.42'
N90°00'00"E - 924.24'
N90°00'00"W - 922.37'
N90°00'00"E - 947.42'
N90°00'00"E - 925.00'
N90°00'00"W - 922.37'
N90°00'00"W - 947.42'
N89°28'02"W - 411.87'
N89°57'22"E 485.99'
S89°28'03"E 308.09'
S89°28'03"E - 436.41'
S89°57'22"E - 947.42'
S89°57'22"E - 1,433.41'
N89°57'22"W 460.53'
S89°28'03"E - 744.50'
S89°57'22"E - 485.99'
N0°00'00"E - 525.00'
S0°00'00"E - 525.00'
N0°00'00"E - 525.73'
N0°00'00"E - 520.57'
S0°00'00"E - 525.00'
S0°00'00"E - 525.00'
S0°00'00"E - 525.00