



**SURVEYING COMPANY, LLC**  
Established 1985

**Field Note Description**

of survey made for Roderick L. Trusty and Lezlie K. Trusty

**109.660 Acres (Residue Tract)**

(A part of 243.066 Acre Tract)

**T. W. H. McCall Survey, A-602**

**Charles B. Jennings Survey, A-470**

**Cherokee County, Texas**

Job No. 24-038 FB: G-92/35 & G-91/24&77

**BEING 109.660 acres of land** lying and situated in the **T. W. H. McCall Survey, Abstract No. 602**, and the **Charles B. Jennings Survey, A-470, Cherokee County, Texas**, and being a part and out of that certain called 243.066 acre tract as described in a Deed dated May 11, 2023, from Paula J. Pond, et al, to Roderick L. Trusty and Lezlie K. Trusty, recorded in Volume 2760, Page 527 of the Official Records, Cherokee County, Texas, said **109.660 acres** being more particularly described as follows:  
**(SEE PLAT NO. 24-038)**

**BEGINNING** at a 3/8" steel rod (found w/cap) at a 5" creosoted fence corner post at the Northwest Corner of that certain called 14.982 acre tract as described in a Deed dated August 21, 2003 from Lynda Lacy to Steven Carpenter and Ann Buchanan, recorded in Volume 1615, Page 392 of the Official Records, Cherokee County, Texas, in the South Boundary Line of the above described called 243.066 acre tract, also being the Northeast Corner of that certain called 35.754 acre tract as described in a Deed dated February 9, 1993 from Paul Edward Barker to Laurenn Russell Barker, recorded in Volume 1204, Page 266 of the Official Records, Cherokee County, Texas;

**THENCE** South 89° 58' 05" East (*Bearing Base*), with the North Boundary Line of said called 14.982 acre tract and with the South Boundary Line of said called 243.066 acre tract along and with a wire fence line, for a distance of 658.16 feet to a 1/2" steel rod (found w/cap "McCown Surveying") for the lower Southeast Corner of said called 243.066 acres and the upper Southwest Corner of called 39.531 acre tract (2760/527);

**THENCE** North 00° 11' 21" East, with the lower East Boundary Line of said called 243.066 acre tract and the upper West Boundary Line of said 39.531 acre tract, for a distance of 813.64 feet to a 1/2" steel rod (found w/cap "McCown Surveying") for a common corner of the same at a 5" iron pipe fence corner post;

**THENCE** North 21° 04' 36" East, with the lower East Boundary Line of said called 243.066 acre tract and the upper West Line of said 39.531 acre tract generally along a fence line, at a distance of 459.8 feet pass a 5" iron pipe fence corner post, and then leaving said fence and continuing for a total distance of 469.83 feet to a 1/2" steel rod (found w/cap) for the Inside or Interior Corner and Northwest Corners of the same;

**THENCE** South 68° 50' 00" East, with the upper South Boundary Line of said called 243.066 acre tract and the North Boundary Line of said called 39.531 acre tract, for a distance of 415.00 feet to a 1/2" steel rod (found) for corner at the upper Southeast Corner of said called 243.066 acre tract and the Northeast Corner of said called 39.531 acre tract, also being the Southwest Corner of said *Charles B. Jennings Survey* and an Inside or Interior Corner of said *T. W. H. McCall Survey*;

**THENCE** South 89° 10' 50" East, continuing with the upper South Boundary Line of said called 243.066 acre tract and with the North Boundary Line of said called 39.531 acre tract generally along a wire fence line, for a distance of 687.15 feet to a mag spike (found with washer) for corner on the east side of a 5" iron fence corner post at the upper Southeast Corner of said called 243.066 acre tract on the west side of County Road No. 3811 at the end of the same at a gate, also being in the South Boundary Line of that certain called 225.48 acre Second Tract as described in a Deed from Bill J. Sparks, et ux, to The Sellars Family Trust, dated February 13, 2003 and recorded in Volume 1589, Page 265 of said Official Records;

**THENCE** with the Northeast Boundary Line of said called 243.066 acre tract generally along a wire fence line as follows: North 54° 29' 07" West, for 405.96 feet (3/8" steel rod found with cap); North 50° 20' 44" West, for 178.08 feet (3/8" steel rod found with cap); North 22° 40' 23" West, for 386.16 feet (3/8" steel rod found with cap); and North 12° 20' 13" West (leaving said present wire fence line), for a distance of 338.19 feet to a 3/8" steel rod (found with cap) for corner in a wire fence line and being in the West Line of said *Charles B. Jennings Survey* and the upper East Line of said *T. W. H. McCall Survey*;

*(Cont. Pg. 2)*

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**THENCE** North 02° 02' 22" East, with the East Boundary Line of said called 243.066 acre tract and with the West Boundary Line of said residue of called 225.48 acre tract generally along a wire fence line and along said **Survey Line**, at a distance of 427.12 feet pass on line a 1/2" steel rod (found with cap) on the south bank of a marsh or slough, and then continuing across said slough for a total distance of 618.91 feet to a Calculated Point for Corner in said slough or marsh at the Northeast Corner of said called 243.066 acre tract and the Southeast Corner of that certain called 225.6 acre tract as described in a Deed from Yvonne Aloha Butler to Yvonne A. Butler and Bill Butler, Trustees, dated January 18, 2021 and recorded in Volume 2599, Page 426 of said Official Records, and being the upper Northeast Corner of said **T. W. H. McCall Survey** and the Southeast Corner of the **G. McDaniel Survey, A-632**;

**THENCE** South 89° 47' 14" West, with the North Boundary Line of said called 243.066 acre tract and with the South Boundary Line of said called 225.6 acre tract generally along said **Survey Line** and across said slough or marsh, at a distance of 317.51 feet pass on line a 1/2" steel rod (found with cap) at an 18" Sweetgum tree in fence on the west bank of said marsh or slough, and then continuing along a wire fence line and along said **Survey Line** for a total distance of 4,061.56 feet to a 1/2" steel rod (found with cap) at an old fallen crosstie fence corner post at the Northwest Corner of said called 243.066 acre tract, also being the lower Northeast Corner of that certain called 205.377 acre tract as described in a Deed from John Joseph Miles, et al, to KTBC Enterprises, LLC, dated December 7, 2021 and recorded in Volume 2664, Page 764 of said Official Records, and also being the Northwest Corner of said **T. W. H. McCall Survey** and the lower Northeast Corner of the **J. C. McDonald Survey, A-1087**;

**THENCE** South 01° 17' 50" East, with the West Boundary Line of the said called 243.066 acre tract and with the lower East Boundary Line of said called 205.377 acre tract generally along and east of a wire fence line and along said **Survey Line**, for a distance of 883.68 feet to a 1/2" steel rod (set w/cap "McCown Surveying") for the upper Southwest Corner of this 109.660 acres and the lower Northwest Corner of 10.000 acres Tract 4;


**THENCE** North 66° 46' 42" East, with an upper South Boundary Line of this 109.660 acres and with the lower North Line of said 10.000 acres Tract 4, for a distance of 264.87 feet to a 1/2" steel rod (set w/cap "McCown Surveying") for an upper Southeast Corner of this 109.660 acres and an Inside or Interior Corner of said 10.000 acres;

**THENCE** North 26° 06' 28" East, with an upper East Boundary Line of this 109.660 acres and with the upper West Line of said 10.000 acres Tract 4, for a distance of 164.99 feet to a 1/2" steel rod (set w/cap "McCown Surveying") for an Inside or Interior Corner of this 109.660 acres and the upper Northwest Corner of said 10.000 acres Tract 4;

**THENCE** North 90° 00' 00" East (EAST), with the upper South Boundary Line of this 109.660 acres and with the North Lines of 10.000 acres Tract 4, 11.117 acres Tract 5, and 11.419 acres Tract 12, for a distance of 2,488.24 feet to a 1/2" steel rod (set w/cap "McCown Surveying") for an Inside or Interior Corner of this 109.660 acres and the Northeast Corner of said 11.419 acres Tract 12;

**THENCE** South 00° 00' 00" East (SOUTH), with the lower West Boundary Line of this 109.660 acres and with the East Lines of 11.419 acres Tract 12, 11.419 acres Tract 11, 11.419 acres Tract 10, and 11.427 acres Tract 9, for a distance of 2,100.73 feet to the **PLACE OF BEGINNING, and containing 109.660 acres of land, of which approximately 104.693 acres lie within said T. W. H. McCall Survey, A-602, and 4.967 acres lie within said Charles B. Jennings Survey, A-470.**

I, Greg R. McCown, Registered Professional Land Surveyor #6055, do hereby certify that I have made an on the ground survey of the above tract and that the above field notes do truly reflect the conditions as they existed in the month of April, 2024. 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 (Greg R. McCown, RPLS #6055), dated March 7, 2023 made of 243.066 acres now recorded in Volume 2760, Page 527 of said Official Records, and then applied to the South Line of this 109.660 acres, a bearing of South 89° 58' 05" East between a 3/8" steel rod (found w/cap) and a 1/2" steel rod (found w/cap). See Plat of Survey (24-038) prepared even date for further information.

  
Greg R. McCown, RPLS  
Registered Professional Land Surveyor #6055  
April 12, 2024





**SURVEYING COMPANY, LLC**  
Established 1985

**Field Note Description**  
of Survey Made for  
Alan Pond (Seller) and David Farrell (Buyer's Agent)  
**39.531 Acres**  
**T. W. H. McCall Survey, A-602**  
**Isaac Blanton Survey, A-120**  
Cherokee County, Texas  
Job No. 23-031 FB: G-92/35 & G-91/24

**BEING 39.531 acres of land** lying and situated in the **T. W. H. McCall Survey, Abstract No. 602**, and the **Isaac Blanton Survey, Abstract No. 120, Cherokee County, Texas**, and being a part of the residue of that certain called 50 acre tract (Tract One) and a part of the residue of called 202 acre tract (Tract Two) and all of the residue of called 27.180 acre tract (Tract Three) as described in a Deed dated October 6, 2020 from Chester R. Pond, et ux, to Cecil Pond, et ux, recorded in Volume 2575, Page 118 of the Official Records, Cherokee County, Texas, and also being a part of that certain called 27.286 acre tract as described in a Deed dated March 31, 1983 from Chester R. Pond, et ux, to Cecil D. Pond, et ux, recorded in Volume 898, Page 168 of the Deed Records, Cherokee County, Texas, said **39.531 acres** being more particularly described as follows: **(SEE PLAT NO. 23-031)**

**BEGINNING** at a 1/2" steel rod (set w/cap "McCown Surveying") for the upper Southwest Corner of the herein described 39.531 acres and the lower Southeast Corner of 243.066 acres as surveyed this same day, in the North Boundary Line of that certain called 14.982 acre tract as described in a Deed dated August 21, 2003 from Lynda Lacy to Steven Carpenter and Ann Buchanan, recorded in Volume 1615, Page 392 of the Official Records, Cherokee County, Texas, and in the South Boundary Line of the above described residue of called 50 acre tract (Tract One);

**THENCE** South 89° 58' 05" East (**Bearing Base**), with the North Boundary Line of said called 14.982 acre tract and with the South Boundary Line of said residue of called 50 acre tract along and with a wire fence line, for a distance of 550.00 feet to a 1/2" steel rod (set w/cap "McCown Surveying") for corner at old crossie fence corner post at the Northeast and Southeast Corners of the same, respectively, in the West Boundary Line of the above described residue of called 27.180 acre tract (Tract Three);

**THENCE** South 00° 42' 45" East, with the East Boundary Line of said called 14.982 acre tract and with the West Boundary Line of said called 27.180 acre tract and along and with an old wire fence, for a distance of 277.73 feet to a 3/8" steel rod (found w/cap) for corner at the Northwest Corner of that certain called 4.190 acre tract as described in a Deed from Vernon R. Lee, et ux, to Gene Richard Clark, Jr., et ux, dated November 16, 2018 and recorded in Volume 2464, Page 556 of the Official Records, Cherokee County, Texas, from which a 4" iron fence corner post bears North 66° 35' East, a distance of 1.8 feet;

**THENCE** South 89° 47' 48" East, with the North Boundary Line of said called 4.190 acre tract generally along a new fence line, for a distance of 765.97 feet to a 60 D nail (found with washer "McCown Surveying") for corner in County Road No. 3811 at the Northeast Corner of the same in the West Line of that certain called 21 acre tract as described in a Deed from Carol Rizer, et vir, to Carlton Scott Rizer and Carol Ann Rizer, Co-Trustees, dated December 17, 2021 and recorded in Volume 2673, Page 156 of said Official Records, and also being in the lower East Line of said T. W. H. McCall Survey and the West Line of the W. C. Gwinn Survey, A-308, from which a 3/8" steel rod (found w/cap) for reference corner near a 4" iron fence corner post on the west margin of said County Road bears North 89° 49' 38" West, a distance of 21.09 feet;

**THENCE** North 01° 06' 15" West, with the lower East Boundary Line of said residue of called 27.180 acre Tract Three (2575/118) and with the West Boundary Line of said called 21 acre tract along said County Road No. 3811 and along said Survey Line, for a distance of 204.27 feet to a 1/2" steel rod (set w/cap) for corner at the Inside or Interior Corner and the Northwest Corners of the same, respectively, in the west ditch of said County Road, and also being the Northwest Corner of said W. C. Gwinn Survey and a lower Northeast Corner of said T. W. H. McCall Survey and in the South Line of said Isaac Blanton Survey;

**(Cont. Pg. 2)**



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**THENCE** North 88° 33' 22" East, with the upper South Boundary Line of said residue of called 27.180 acre Tract Three (2575/118) and with the North Boundary Line of said called 21 acre tract entering said County Road No. 3811 and along said Survey Line, for a distance of 26.99 feet to a railroad spike (found) for corner at the upper Southeast Corner of said called 27.180 acre tract and the Southwest Corner of that certain called 20.52 acre tract as described in a Deed from Richard W. Walters, et ux, to Robert D. Ventress, et ux, dated January 27, 2011 and recorded in Volume 2054, Page 121 of said Official Records, near the center of said County Road No. 3811;

**THENCE** with the upper East Boundary Line of said residue of called 27.180 acre Tract Three (2575/118), and then with the East Boundary Line of the above described called 27.286 acre Pond tract (898/168), and with the West Boundary Line of said called 20.52 acre Ventress tract along and near the center of said County Road No. 3811 as follows: North 42° 21' 37" East, for 79.64 feet; North 27° 35' 00" East, for 41.12 feet; North 10° 05' 00" East, for 43.25 feet; North 03° 02' 00" West, for 66.60 feet; North 07° 57' 00" West, for 120.72 feet; North 07° 25' 00" West, for 154.22 feet; North 09° 07' 00" West, for a distance of 118.70 feet to a railroad spike (found) for corner in said County Road at the Northwest Corner of said called 20.52 acre tract and the Southwest Corner of that certain called 18.515 acre Tract Three as described in a Deed from Sandra Walters, Trustee, to Leland Whatley, et ux, dated August 26, 2020 and recorded in Volume 2567, Page 182 of said Official Records, from which a ½" steel rod (found with cap) for reference in the East margin of said County Road bears North 88° 30' 57" East, for 24.92 feet;

**THENCE** North 10° 23' 51" West, continuing with the East Boundary Line of said called 27.286 acre tract and with the lower West Boundary Line of said called 18.515 acre tract along said County Road No. 3811, for a distance of 31.65 feet to a 1/2" steel rod (found) for corner at the lower Northwest Corner of said called 18.515 acre tract and the Southwest Corner of that certain called 1.000 acre tract as described in a Deed from Leland Whatley, et ux, to William Chance Peters, et ux, dated March 15, 2022 and recorded in Volume 2685, Page 570 of said Official Records;

**THENCE** North 09° 20' 02" West, continuing with the East Boundary Line of said called 27.286 acre tract and with the West Boundary Line of said called 1.000 acre tract along said County Road No. 3811, for a distance of 171.30 feet to a 1/2" steel rod (found) for corner at the Northwest Corner of said called 1.000 acre tract and the Southwest Corner of that certain called 1.000 acre tract as described in a Deed from Leland Whatley, et ux, to William Chance Peters, et ux, dated November 4, 2020 and recorded in Volume 2581, Page 395, of said Official Records;

**THENCE** North 10° 20' 00" West, continuing with the East Boundary Line of said called 27.286 acre tract and with the West Boundary Line of said called 1.000 acre tract along said County Road No. 3811, for a distance of 190.61 feet to the Northwest Corner of said called 1.000 acre tract and the Southwest Corner of that certain called 1.000 acre Tract One as described in a Deed from Sandra Walters, Trustee, to Leland Whatley, et ux, dated August 26, 2020 and recorded in Volume 2567, Page 182 of said Official Records;

**THENCE** continuing with the East Boundary Line of said called 27.286 acre and with the West Boundary Line of said called 1.000 acre tract along and near the center of said County Road No. 3811 as follows: North 08° 50' 00" West, for 106.99 feet; North 17° 15' 00" West, for 56.47 feet; North 19° 22' 26" West, for 28.88 feet to a ½" steel rod (found) for corner in said County Road at a gate at the end of said County maintained roadway at the Northeast Corner of said called 27.286 acre tract and the Northwest Corner of said called 1.000 acre tract and in the South Boundary Line of the residue of that certain called 225.48 acre Second Tract as described in a Deed from Bill J. Sparks, et ux, to The Sellars Family Trust, dated February 13, 2003 and recorded in Volume 1589, Page 265 of said Official Records, and also being in the North Line of said Isaac Blanton Survey and the South Line of said Charles B. Jennings Survey;

**THENCE** South 86° 27' 16" West, with the North Boundary Line of said called 27.286 acre tract and with the South Boundary Line of said residue of called 225.48 acre tract and generally along said Survey Line, for a distance of 7.65 feet to a mag spike (set with washer) for corner on the east side of a 5" iron fence corner post at the Southeast Corner of that certain called 4.967 acre Pond tract (1589/268) in the West margin of said County Road No. 3811 at its end;

*(Cont. Pg. 3)*

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*(Pg. 3 of 3 – 39.531 Ac.)*

**THENCE** North 89° 10' 50" West, with the South Boundary Line of said called 4.967 acre tract and with the North Boundary Line of said called 27.286 acre tract generally along a wire fence line and along said Survey Line, for a distance of 687.15 feet to a ½" steel rod (found) for corner at the Southwest Corner of said called 4.967 acre tract and the upper Southeast Corner of said residue of called 202 acre tract, and being an Inside or Interior Corner of said T. W. H. McCall Survey and the Southwest Corner of the Charles B. Jennings Survey, A-470;

**THENCE** North 68° 50' 00" West, with dividing line for the North Line of this 39.531 acres and the upper South Line of said 243.066 acres, for a distance of 415.00 feet to a ½" steel rod (set with cap "McCown Surveying") for the Northwest and Inside or Interior Corners of the same, respectively;

**THENCE** South 21° 04' 36" West, with dividing line for the upper West Line of this 39.531 acres and the lower East Line of said 243.066 acres, at a distance of 10 feet pass a 5" iron pipe fence corner post, and then continuing along said fence for a total distance of 469.83 feet to a 1/2" steel rod (set with cap) for a common angle corner of the same at a 5" iron pipe fence corner post;


**THENCE** South 00° 11' 21" West, with dividing line for the upper West Line of this 39.531 acres and the lower East Line of said 243.066 acres, for a distance of 813.64 feet to the **PLACE OF BEGINNING**, and containing 39.531 acres of land, of which approximately 29.802 acres lie within the T. W. H. McCall Survey, A-602, and 9.729 acres lie within the Isaac Blanton Survey, A-120, and of which approximately 0.65 of an acre lies within the occupied limits of said County Road No. 3811.

I, Greg R. McCown, Registered Professional Land Surveyor #6055, do hereby certify that I have made an on the ground survey of the above tract and that the above field notes do truly reflect the conditions as they existed in the months of February and March, 2023.

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 39.531 acres, a called bearing of S89°58'05"E, between a 1/2" steel rod (set with cap) and a 1/2" steel rod (set with cap).

See Plat of Survey (23-031) prepared even date for further information.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of March, 2023.

  
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Greg R. McCown, RPLS  
Registered Professional Land Surveyor #6055  
State of Texas

