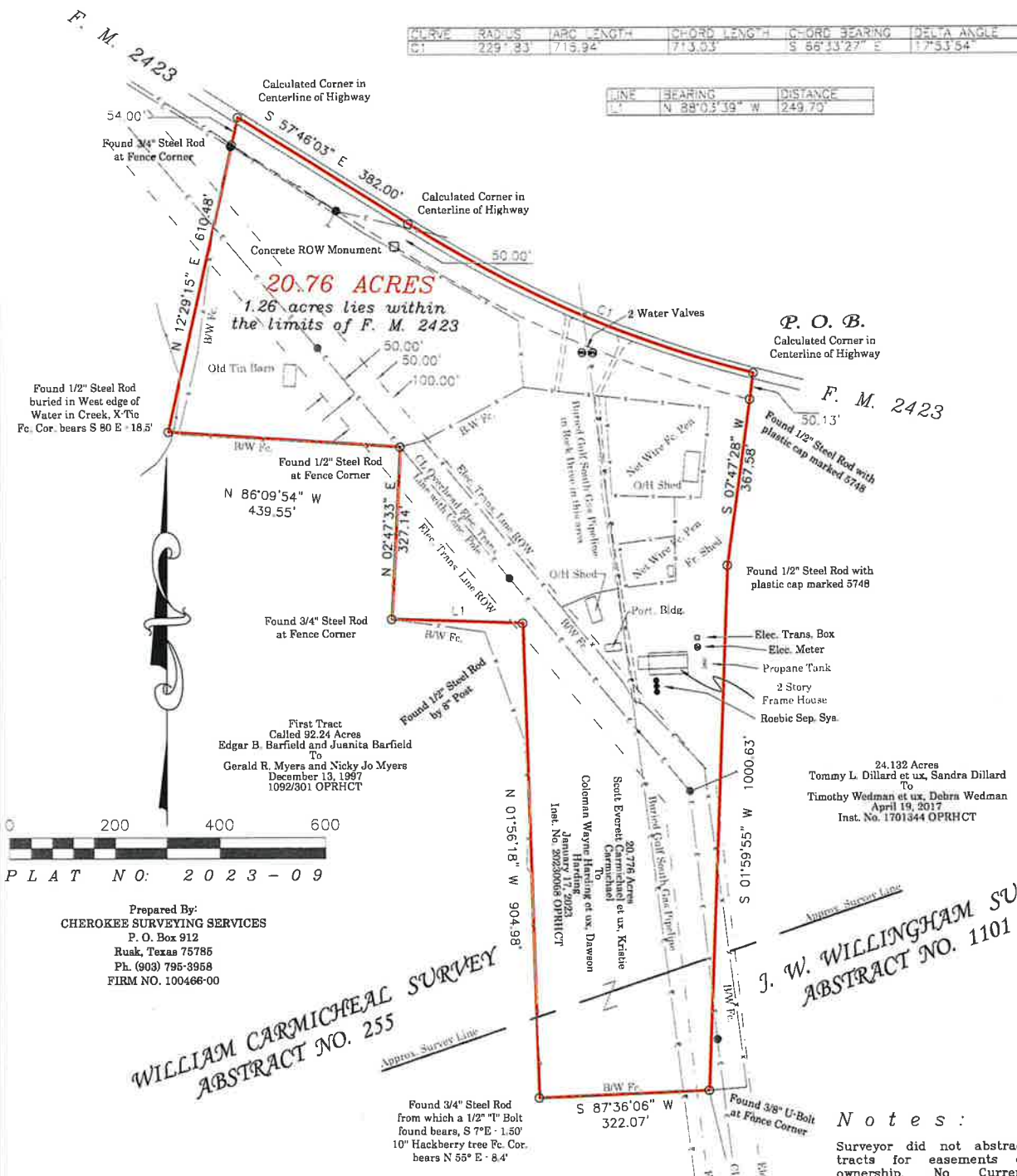


PL-PC	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
67	229.33	715.94	713.03	S 86°13'27" E	17°53'54"

LINE	BEARING	DISTANCE
L1	N 88°03'39" W	249.70'



PLAT NO: 2023-09

Prepared By:
CHEROKEE SURVEYING SERVICES
 P. O. Box 912
 Ruak, Texas 75785
 Ph. (903) 795-3958
 FIRM NO. 100466-00

WILLIAM CARMICHAEL SURVEY
ABSTRACT NO. 255

J. W. WILLINGHAM SUR.
ABSTRACT NO. 1101

Notes:
 Surveyor did not abstract tracts for easements or ownership. No Current Abstract of Title furnished to surveyor.

Visible improvements and utilities are as shown hereon. No attempt made to locate any improvements or utilities other than those shown hereon.

Bearings are GRID based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations, to get to Geodetic Bearings Rotate the bearings shown hereon clockwise 02 deg 30 min. 52 sec. All distances shown hereon are grid distances to get surface distances divide the grid distances by 0.99989911.

All corners shown hereon as set are marked with plastic cap marked KRBV 4978 or steel washer stamped KIRBY 4978'

See Written Description.

- P L A T -
SHOWING A BOUNDARY SURVEY OF 20.76 ACRES WILLIAM CARMICHAEL SURVEY, ABSTRACT NO. 255 AND THE J. W. WILLINGHAM SURVEY, ABSTRACT NO. 1101, HOUSTON COUNTY, TEXAS. BEING DESCRIBED AS 20.776 ACRES IN DEED FROM SCOTT EVERETT CARMICHAEL AND WIFE, KRISTIE CARMICHAEL TO COLEMAN WAYNE HARDING AND WIFE, DAWSON HARDING, JANUARY 17, 2023, RECORDED IN INSTRUMENT NO. 20230068 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS

I, Alan M. Kirby, do hereby state that this plat represents a boundary survey made on the ground and that in accordance with the information and instructions furnished to me same correctly represents the facts as found at time of survey.

Alan M. Kirby
 Registered Professional Land Surveyor No. 4978
 June 11, 2024





CHEROKEE SURVEYING SERVICES
Registered Professional Land Surveyors

P. O. Box 912
Rusk, Texas 75785
Ph. (903) 795-3958
Firm No. 100466-00

June 11, 2024

RE: W. Carmicheal, A-255
J. W. Willingham, A-1101
Houston County, Texas.

DESCRIPTION

BEING 20.76 acres of land in the WILLIAM CARMICHAEL SURVEY, ABSTRACT NO. 255 and the J. W. WILLINGHAM SURVEY, ABSTRACT NO. 1101, Houston County, Texas, and being described as 20.776 acre tract described in deed from Scott Everett Carmichael and wife, Kristie Carmichael to Coleman Wayne Harding and wife, Dawson Harding, January 17, 2023, recorded in Instrument No. 20230068 of the Official Public Records of Houston County, (hereinafter shown as Instrument No. or volume/page, OPR SAID Boundary Line Agreement described as follows. Bearings are GRID based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations. At the Point of Beginning the angle convergence is 02 deg. 30 min. 52 sec. and the combined scale factor is 0.99989911 to get to Geodetic North rotate bearings recited herein clockwise by the angle of convergence. To get to surface distances, divide distance recited herein by the combined scale factor. All corners herein called set are capped with plastic cap marked KIRBY 4978 or steel washer stamped KIRBY 4978. SEE PLAT NO. 2024-09:

BEGINNING at a calculated point in the centerline of F. M. Highway No. 2423 for the Northeast corner of said Harding tract and the Northwest corner of 24.132 acre tract described in deed from Tommy L. Dillard and wife, Sandra Dillard to Timothy Wedman and wife, Debra Wedman, April 19, 2017, 1701344, OPR.

THENCE South 07 deg. 47 min. 26 sec. West, with the East line of said Harding tract and the West boundary line of said Wedman tract 367.58 feet to a 1/2" steel rod found for an angle point in line;

THENCE South 01 deg. 59 min. 55 sec. West, continuing with the East line of said Harding tract and the West line of said Wedman tract 1000.63 feet to 3/8" U-bolt found at a fence corner for the Southeast corner of said Harding tract and an angle point in the West line of said Wedman tract, also being a Northwest corner of a called 92.24 acres described as First Tract in deed Edger B. Barfield and Juanita Barfield to Gerald R. Myers and Nicky Jo Meyers, December 13, 1997, 1092/301, OPR;

THENCE South 87 deg. 36 min. 06 sec. West, with a South line of Harding and a North line of Myers, 322.07 feet to a 3/4" steel rod found for the most Southerly Southwest corner of Harding and an ELL corner of Myers, from which a 3/8" steel "T" bolt found, bears South 7 deg. East - 1.50 feet and a 10" Hackberry tree fence corner bears North 55 deg. East - 8.4 feet;

THENCE Northerly with the West line of Harding and the East line of Myers as follows: North 01 deg. 56 min. 18 sec. West - 904.98 feet to a 1/2" steel rod found by 8" post, North 88 deg. 03 min. 39 sec. West - 249.70 feet to a 3/4" steel rod found at fence corner, North 02 deg. 47 min. 33 sec. East - 327.14 feet to a 1/2" steel rod found at fence corner, North 86 deg. 09 min. 54 sec. West - 439.55 feet to a 1/2" steel rod found in the West edge of a creek and North 12 deg. 29 min. 15 sec. East - 610.48 feet to a calculated corner in said F. M. Highway No. 2423 for the most Northerly Northwest corner of Harding and the most Northerly Northeast corner of Myers, from which a 3/4" steel rod found at a fence corner bears South 12 deg. 29 min. 15 sec. West - 54.00 feet;

THENCE South 57 deg. 46 min. 03 sec. East, with the centerline of said highway, 382.00 feet to the Point of Curvature of said highway, 50 feet at right angles to a 4" square concrete right of way monument found in the South limits of highway;

THENCE Southeasterly, with the centerline of said highway in a curve to the left whose Radius = 2291.83 feet, Delta = 17 deg. 53 min. 54 sec., Arc = 715.94 feet and Long Chord = South 66 deg. 33 min. 27 sec. East - 713.03 feet to the PLACE OF BEGINNING and containing within these calls 20.76 acres of which 1.26 acres lies within the Limits of F. M. Highway No. 2423.

Alan M. Kirby
Registered Professional Land Surveyor No. 4978

