

**PLAT OF SURVEY**

I, CANYON HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6807, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND DURING THE MONTH OF JULY, 2021, UNDER MY DIRECTION AND SUPERVISION, OF THE PROPERTY LOCATED AT 2225 COUNTY ROAD NO. 3406, JACKSONVILLE, TEXAS, 75765, BEING 24.06 ACRES OF LAND SITUATED IN THE URJAH MOORE SURVEY, ABSTRACT NO. 35, CHEROKEE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED WEST 23.33 ACRE TRACT, MORE OR LESS, DESCRIBED IN WARRANTY DEED FROM JERRY M. CHANCELLOR TO ROBERT OWEN MUSGRAVE AND WIFE, BRENDA MUSGRAVE, AS RECORDED IN VOLUME 695, PAGE 598 OF THE DEED RECORDS OF CHEROKEE COUNTY, TEXAS, BEING PART OF THAT CERTAIN CALLED 35 ACRE TRACT, MORE OR LESS, DESCRIBED IN PARTITION DEED FROM JESSE HINTON ET AL TO AMELIA HINTON MALONE, AS RECORDED IN VOLUME 232, PAGE 389 OF THE DEED RECORDS OF CHEROKEE COUNTY, TEXAS.

**NOTES:**

- 1) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE SUBJECT PROPERTY.
- 2) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 4) FLOOD PLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.
- 5) OVERHEAD UTILITY SHOWN HEREON NOT KNOWN IF OF RECORD.

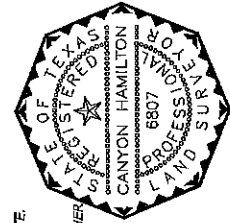
EASEMENTS AND RESTRICTIONS LISTED HEREON ARE LIMITED TO THOSE PROVIDED BY BRENDA MUSGRAVE.


THE FOLLOWING EASEMENT APPARENTLY DOES AFFECT THE SUBJECT PROPERTY: 656/238 (RIGHT-OF-WAY 20' STRIP OVER AND ACROSS 23.33 ACRE TRACT).

TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY, AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT.

ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, IF ANY, ARE AS SHOWN. SEE METES AND BOUNDS DESCRIPTION PREPARED ON EVEN DATE.

THE SURVEY SHOWN HEREON IS FOR THE TRANSACTION FROM MUSGRAVE TO GILBERT AND IS NOT VALID FOR USE IN ANY OTHER TRANSACTION INVOLVING THE ABOVE REFERENCED PROPERTY.

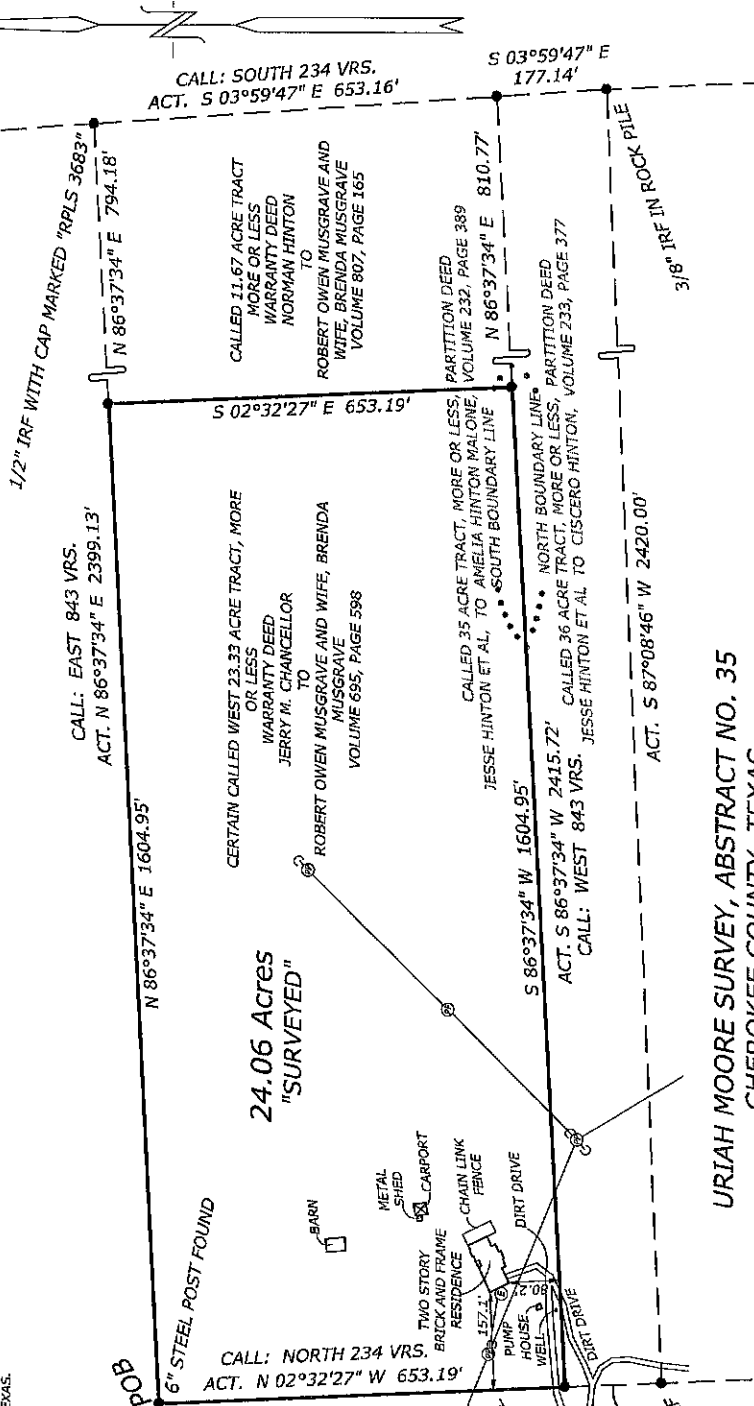


BY:   
 CANYON HAMILTON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS No. 6807

CALL: EAST 843 VRS.  
 ACT. N 86°37'34" E 2399.13'

CALL: SOUTH 234 VRS.  
 ACT. S 03°59'47" E 653.16'

CALL: NORTH 234 VRS.  
 ACT. N 02°32'27" W 653.19'



**URJAH MOORE SURVEY, ABSTRACT NO. 35  
 CHEROKEE COUNTY, TEXAS**

● - 1/2" IRON ROD WITH CAP MARKED "CANYON" SET (UNLESS OTHERWISE NOTED)

- LEGEND**
- BOUNDARY LINE
  - RECORD LINE
  - OVERHEAD UTILITY
  - GUY ANCHOR
  - UTILITY POLE
  - COVERED AREA
  - IRON ROD FOUND
  - POINT OF BEGINNING

THE BEARINGS HEREON ARE GRID AND BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NAD83.



DRAWN BY: B.B. CHECKED BY: C.H. DATE: 08/03/2021 SCALE: 1"=200' FILE: 2225 CR 3406

**CANYON**  
 LAND SURVEYING, LLC  
 107 COUNTY ROAD 3118  
 JACKSONVILLE, TEXAS 75766  
 (903) 721-3035  
 TPBELS FIRM REGISTRATION NO. S-10194569

**CANYON**  
LAND SURVEYING, LLC

(903) 721-3035  
107 COUNTY ROAD 3118  
JACKSONVILLE, TX 75766  
TBPELS FIRM NO. S-10194569

**METES AND BOUNDS DESCRIPTION**  
**24.06 ACRES of LAND**  
**URIAH MOORE SURVEY, ABSTRACT No. 35**  
**CHEROKEE COUNTY, TEXAS**

**BEING** 24.06 acres of land situated in the Uriah Moore Survey, Abstract No. 35, Cherokee County, Texas, being all of that certain called West 23.33 acre tract, more or less, described in Warranty Deed from Jerry M. Chancellor to Robert Owen Musgrave and wife, Brenda Musgrave, as recorded in Volume 695, Page 598 of the Deed Records of Cherokee County, Texas, being part of that certain called 35 acre tract, more or less, described in Partition Deed from Jesse Hinton et al, to Amelia Hinton Malone, as recorded in Volume 232, Page 389 of the Deed Records of Cherokee County, Texas, said 24.06 acres of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 6" steel pipe fence corner post found at the Northwest corner of the above referenced 35 acre tract, and being at the same for the above referenced 23.33 acre tract, and at the same for the herein described tract, and being at an inner ell corner of that certain called 212.252 acre tract described in Warranty Deed from R. L. Ray, LTD, Limited Partnership to Kingdom Energy Holdings, LLC, as recorded in Volume 2571, Page 716 of the Official Records of Cherokee County, Texas;

**THENCE** North 86°37'34" East, with the north line of the above mentioned 35 acre tract and a south line of the above referenced 212.252 acre tract, for a distance of 1604.95 feet to a 1/2" iron rod with cap marked "CANYON" set in the same, and being at the Northeast corner of the above mentioned 23.33 acre tract, and being at the same for the herein described tract; and being at the northwest corner of that certain called 11.67 acre tract, more or less, described in Warranty Deed from Norman Hinton to Robert Owen Musgrave and wife, Brenda Musgrave, as recorded in Volume 807, Page 165 of the Deed Records of Cherokee County, Texas, from which a 1/2" iron rod found with cap marked "RPLS 3683" at the northeast corner of same bears North 86°37'34" East at 794.18 feet;

**THENCE** South 02°32'27" East, over and across said 35 acre tract, for a distance of 653.19 feet to a 1/2" iron rod with cap marked "CANYON" set in the south line of same, and being in the north line of that certain called 36 acre tract, more or less, described in Partition Deed from Jesse Hinton et al, to Ciscero Hinton, as recorded in Volume 233, Page 377 of the Deed Records of Cherokee County, Texas, and being at the Southeast corner of said 23.33 acre tract, and being the same for the herein described tract; and being at the southwest corner of the above referenced 11.67 acre tract, from which a 1/2" iron rod with cap marked "CANYON" set at the southeast corner of said 11.67 acre tract bears North 86°37'34" East at 810.77 feet, also being at

the northeast corner of the above referenced 36 acre tract from which a 3/8" iron rod found in a rock pile in the east line of same bears South 03°59'47" East at 177.14 feet;

**THENCE** South 86°37'34" West, with the north line of the above mentioned 36 acre tract and south line said 35 acre tract, for a distance of 1604.95 feet to a 1/2" iron rod with cap marked "CANYON" set at the Southwest corner of said 35 acre tract, and being at the same for said 23.33 acre tract, and being at the same for the herein described tract, and being at the northwest corner of said 36 acre tract, from which a 3/8" iron rod found in the west line of same bears South 02°32'27" East at 155.19 feet;

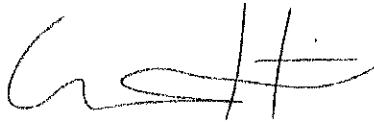
**THENCE** North 02°32'27" West, with an east line of the above mentioned 212.252 acre tract, for a distance of 653.19 feet, back to the place of beginning and containing 24.06 acres of land.

Bearings are GRID and based on the State Plane Coordinate System, Texas Central Zone (4203), NAD 83.

See Plat of Survey prepared on even date.

I, Canyon Hamilton, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my supervision during the month of July, 2021.

**GIVEN UNDER MY HAND AND SEAL**, this the 3<sup>rd</sup> day of August 2021.



Canyon Hamilton  
Registered Professional  
Land Surveyor No. 6807

