



At Point of Beginning (POB)
for Tract One and Tract Two
Angle of Convergence: 02°39'06"
Combined Scale Factor: 0.9999356



101.353 Ac.
Troy Nguyen
Artesian Acres
Dec. 29, 2017
2414/777

Tr. 1, 11.3 Ac. S&E 0.057 Ac.
Mona Pearson
Ricky Channel & Randal
Kennedy, Jr.
Oct. 25, 2013
2195/247

Calc. Cor.
Fnd. 5/8" Steel Rod with 1 1/2"
Plate on Top, S05°39'43"E-10.37'
From 5/8" Steel Rod with 1 1/2"
Plate on Top
Fnd. Center of:
22" Cedar Stump S50°W-6.9
22" Elm Snag S80°E-4.8

1 Ac.
Doyle & Mona Pearson
G. T. & Mary Bowman
July 25, 1959
492/92

Tr. 2, 58.6 Ac.
Marie Richardson
to
Lacey & Reda Wilcox
July 13, 1973
659/283
Original Desc.
Tr. 1, 60 Ac. Lot 5
Laura Hughes et al
to
Clyde Henry et al
Aug. 27, 1937
208/205

Nathan Hamilton Survey
Abstract No. 372
Surveyed February 8, 1848
by Absalom Gibson

LINE	BEARING	DISTANCE
L1	S 02°43'44" E	83.91'
L2	S 75°03'22" W	41.25'

Curve	Radius	Arc Length	Delta	Chord Bearing	Chord Length
C1	686.92	272.14	22°41'58"	N 50°28'03" E	270.37
C2	686.92	146.97	12°15'32"	N 55°41'17" E	146.69
C3	686.92	125.17	10°26'26"	N 44°20'17" E	125.00
C4	686.92	168.76	14°04'34"	S 68°51'20" W	168.34

Fnd. 1/2" Steel Rod w/cap
NWC Wilcox 58.6 Acres
(Call 208/205, N-1916.67)
(Call 659/283, S71°16'-194.0)
(Call 087°10'7" W 1939.80)

Point of Beginning (POB)
Tract One
Fnd. 1" Steel Rod
Fnd. Center of Stump Hole:
S30°W-8.5'
NS02°E-2.6'
North: 10619565.069
East: 3897034.104
(Call W-416.67)
S 87°28'58" W 1166.11'
Called Survey Line in 659/283 & 208/205
(Hamilton Survey Call W-1666.67)
(Call 208/205, W-1180.56)
(Call 659/283, E-1171.6)
Survey if Measured from South
S 87°28'48" W 1857.02'
(Call N87°31'18"E-1857.02)
Called Survey Line in 2099/752

W. S. Herndon Survey
Abstract No. 971
Surveyed August 30, 1887
by H.S. Cutn

80.09 Ac.
Crown Pine Realty 1, Inc.
Edward & Robyn Kurek
Feb. 6, 2012
2099/752

Point of Beginning (POB)
Tract Two
Fnd. 1/2" Steel Rod w/Gl cap
North: 10622146.747
East: 3897207.670

Tr. 3, 46.441 Ac.
Forestry Real Estate Group, Inc.
to
Brampton-Indian Head, LP
April 15, 2014
2216/397

Fnd. 1/2" Steel Rod in Broken 3"
Round Conc. Mon.
Fnd. "X" to Center on:
17" Red Oak Snag S54°E-22.5'
22" Red Oak N26°W-19.6'
(Call 587°24'07"W-749.30)
N 87°25'21" E 749.22'
(Call 2195/247 & 208/399 E-1191.67)

Tr. 2, 60 Ac.
Mona Pearson
Ricky Channel & Randal
Kennedy, Jr.
Oct. 25, 2013
2195/247
Original Desc.
60 Ac. Lot 4
Laura Hughes et al
to
Ray McDee et al
Aug. 27, 1937
208/399

Tract One
19.23 Acres Surveyed

Tract Two
30.47 Acres Surveyed

Robert Linnard Survey
Abstract No. 519
Cherokee County, Texas
Surveyed March 13, 1844
by J. C. Hill

200.072 Ac.
Helen Barnhart
Hilton Outdoors, Inc.
Aug. 30, 2016
2339/34

Notes about boundary construction:
For the purposes of this review, the subject tract into Channel & Kennedy is hereinafter referred to as "Pearson". Reviewing the Pearson & Wilcox deeds, and their chain, finds that the Pearson tract and the Wilcox tract appear to be part of a partition that was made in the 1930's. The descriptions for the Pearson & Wilcox tracts both appear to originate on August 27, 1937 in 208/399, DR & 208/205, DR, respectively. The grantors on both deeds are the same, indicating that the line between Pearson and Wilcox was created by a simultaneous conveyance. The Pearson deed, except on the most Easterly East line, has called distances that are, in places, over 100 feet different than what is found. That said, the Pearson description is clear, that the Pearson tract coincides to corner and run with the division line between the HAMILTON & LINNARD Surveys. The objects called for in the Pearson deed were not found, but the location of the survey line can be ascertained by corner markers found on site, along with protracted deed locations from adjoining tracts. For that reason, the call for the Survey line was held as a call for a monument and elevated over the bearing and distances recited in the Pearson deed. In 1973, there was apparently a re-survey of the Wilcox tract and that description calls for "Iron Stakes" at the corners of the Wilcox tract. The Northeast, Southwest, and Southeast corners were recovered, as well as the stumps and stump holes of the witness trees at the common corners of the Wilcox and Pearson tracts. The iron stakes found on the common line of Wilcox and Pearson both called for witness trees in the 1937 description. The trees, stumps, and stump holes were found at these markers and fit the called locations for the iron stakes found. The distances of the Wilcox tract fit much better with its description (both original and the re-survey) from the markers found on the ground.

That said, there are two lines found on the ground, with what is called the South line of the HAMILTON and North line of the HERNDON. The distance between these two lines is 84 feet wide at axle found for the Southwest corner of Wilcox and 84 feet at the 1" steel rod found for the Southeast corner of the Wilcox tract. An old fence in stumps was found between the axle, the 1" steel rod, and an old pine fence corner 84 feet North of the Northeast corner of the Kurek tract. This fence makes a straight line when the axle and 1" steel rod are projected Easterly. This finds that there are two lines on the ground. The first being the South line of Wilcox and Pearson, and the other being the North line of Kurek. The two lines, as found between the markers, only differ by 10 seconds of being parallel with each other. For this reason, the corner markers of the Wilcox tract were held, and a line was run from the axle, Easterly, through the 1" steel rod, until it intersected the East line of the HAMILTON as found monumented. This construction makes the most Southerly East line of the Pearson & Wilcox tracts and the North line of the Kurek tract have a distance of 286.84 feet versus the called distance of 416.67 feet, or 129.83 feet short. The area between the South line of the Pearson & Wilcox tracts and the North line of the Kurek tract is called to be part of the Pearson and Wilcox tracts in the description for the Kurek tract. My supposition is that it is called this way, because the surveyor for the Kurek tract, had not found the axle for the Southwest corner of Wilcox and the 1" steel rod as the Southeast corner of Pearson and was locating what was believed to be the South line of the HAMILTON and North line of the HERNDON. The subsequent calling for the Sheffield Steel monument 1771-2 to be the Southeast corner of the Pearson tract in the Hilton tract, I think was based on the mis-calling that occurred in the Kurek description.

For the division line of the Pearson and Wilcox tracts, a line was held between the 1" steel rod at the Southeast corner of Wilcox and the 5/8" steel rod with 1 1/2" plate on top. The called distance in the Wilcox survey is 2335 feet and found to be 2339.31 feet, or 4.31 feet long of the call. The original call in both the Wilcox and Pearson tracts was 2929 feet, or 185.69 feet short of the original call. Also, the South line of the Wilcox deed was originally called 1180.56 feet, and by the survey to be 1171.6 feet. Between the axle and 1" steel rod, we find by the South line of Wilcox to be 1166.11 feet or 14.45 feet short of the original call and 5.50 feet short of the survey call.

There is an old fence along the division line of Wilcox and Pearson that was found as well. For the Northerly 1100 feet of this line, the fence is found to be within 2 feet of this line, and many times closer. The fence then "bends" into the Pearson tract for several hundred feet, and then "bends" back to the property line, and at the 1" steel rod found for the Southwest corner of Pearson and the Southeast corner of Wilcox, the fence is on the property line. This line was originally called North, and the Wilcox re-survey calls this line to be North 02°05' West, which indicates that this line was never ran at the called bearing, but as close as the fence is to the property line, would indicate that it was ran by a surveyor and the fence erected along that line.

The one acre out of the Northwest corner was reviewed. This was granted from Pearson to Bowman. It calls to have iron stakes at its corners, but only the Northwest corner, which was the Northwest corner of Pearson was recovered. For that reason, a corner was set at 210 feet, along the right-of-way of Farm-to-Market Road No. 23 for the Northeast corner of the 1 acre (as called for in the deed), another corner was set at 210 feet Southerly along the above described line between Pearson and Wilcox for the Southwest corner of the 1 acre (as called for in the deed). From there, a distance-distance intersection was made of 210 feet on the South and East lines, recovering the Southeast corner of the 1 acre.

After all of the above construction was completed, and between all of the found corners shown hereon, there is 43.70 acres found. The call for this residual tract was 59 acres, or 9.3 acres short. This is chiefly due to the distances recited in the original description versus what they were actually found to be. It is unknown at this point who owns the land between the South line of this tract and the North line of the Kurek tract. Suggest legal counsel review these findings before any action is taken.

SHOWING A BOUNDARY SURVEY AND DIVISION OF 49.70 ACRES OF LAND LYING PARTLY IN THE NATHAN HAMILTON SURVEY, ABSTRACT No. 372, AND PARTLY IN THE ROBERT LINNARD SURVEY, ABSTRACT No. 519, CHEROKEE COUNTY, TEXAS, AND BEING THE RESIDUE OF THAT TRACT 2 CALLED 60 ACRES FROM MONA PEARSON TO RICKY CHANNEL & RANDALL KENNEDY, JR. ON OCTOBER 25, 2013 AND RECORDED IN VOLUME 2195, PAGE 247 OF THE OFFICIAL RECORDS OF CHEROKEE COUNTY, TEXAS.

For: Ricky Channel & Randal Kennedy, Jr.
Scale: 1" = 100'; Job No. 12-2022-206; F.B. 189/1

Notes: Surveyor did not abstract tracts for easements or ownership. Bearings are based on the Texas Coordinate System of 1983, Texas Central Zone. All coordinates are U.S. Survey Feet, NAD83 (2011) Epoch 2010.0000 per Trimble VRS Network solutions. At the Point of Beginning (POB) for Tract One and Tract Two, the angle of convergence is 02°39'06" and the combined scale factor is 0.9999356. To get geodetic bearings, rotate the bearings shown hereon, clockwise, by the angle of convergence. All distances are grid and not to get surface distances, divide the distances shown hereon by the combined scale factor. w/cap = a plastic cap marked Affiliated Surveyors. w/washer = a stainless steel washer marked Affiliated Surveyors. w/GL cap = a plastic cap marked Goodwin-Lassiter Surveying. All corners shown hereon as found are controlling in this survey. All bearings and distances of witness trees or stump holes are from the corner to the center of the tree or hole. 1/2" steel rods, 5 feet long and left protruding 3-4 feet are left at various intervals along the division line shown hereon. The fences shown hereon and their distances from the property line. All fences shown are mostly down. The distance is on the opposite side of the property line as the fence (i.e. if the distance is on the East side of the property line, then the fence is West of the property line). Note the utility lines. There are buried utilities along the margins of Farm-to-Market Road No. 23. This division is not subject to the Cherokee County, Texas Subdivision Ordinance under subsection "c" of the Exception to the Plat section of said Ordinance. See Written Description.

I, Christopher Morgan do hereby state that this plat represents a boundary survey made on the ground for Chris Hayes, and in accordance with the information and the instructions furnished me, some correctly represents the facts as found at the time of the field survey. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM. IF THIS PLAT IS NOT SIGNED IN PALE BLUE INK AND THE SEAL PRESENT IN GRIMMED FORM, IT SHOULD BE CONSIDERED AN UNLICENSED COPY AND PRESUMED TO CONTAIN ALTERED OR UNAUTHORIZED MATERIAL.

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