

LOT NO. 2

TO HIS EXCELLENCY:

I, George K. Goldsberry, a Registered Public Surveyor, do hereby certify that I have made a survey of the property described as follows:

23.265 acres of land, more or less, same being a part of and out of the Cooper tract in the Southwest one-quarter of the James Gill Grant, Abst. No. 13 in Cherokee County, Texas; said Cooper tract being described as a 108.5 acre tract in deed to Vince Cooper from J. F. Cooper, dated April 18, 1939, recorded in Vol. 259 page 21 of the Deed records of Cherokee County, Texas; said 23.265 acres of land, more or less, being known as Lot 2 of a division of said Cooper tract and being more particularly described by metes and bounds as follows:

Beginning at a railroad spike at the northeast corner of Lot 1 of this division, same being in the south boundary line of Lot 4 of this division and at a point North 01° 17' 21" East 123.12 feet and North 88° 57' 11" East 221.98 feet from the oil or inside corner of said Cooper tract;

Thence North 38° 57' 11" East with the south boundary line of said Lot 4, a distance of 719.30 feet to a railroad spike at the northwest corner of Lot 3 of this division;

Thence South with the west boundary line of said Lot 3, a distance of 1434.10 feet to its southwest corner, same corner being in the centerline of Farm Road 241 and from which a railroad spike bears North 39.29 feet;

Thence with said centerline as follows: South 86° 47' 11" East 44.14 feet to the beginning of a curve to the right whose radius is 1909.893 feet and northwesterly with said curve (long chord North 82° 57' 47" West 679.73 feet) to the southeast corner of said Lot 1 from which a railroad spike bears North 44.90 feet;

Thence North with the east boundary line of said Lot 1, a distance of 1340.17 feet to the place of beginning, containing 23.265 acres of land, more or less, of which 0.668 of one acre of land, more or less, lies in the right of way of said Farm Road 241.

The foregoing plat and field notes correctly represents the conditions as they exist on the ground as to dimensions and area of said tract of land as determined by a survey made on the ground by me and completed in March, 1979. All monuments both natural and artificial were found or set in this survey. There are no apparent encroachments to, or rights of way or easements across this tract other than those shown on said plat or called for in said notes.

George K. Goldsberry
George K. Goldsberry
Registered Public Surveyor
April 2, 1979

PLAT OF DIVISION OF COOPER TRACT
 J. DILL GRANT - CHEROKEE COUNTY
 TEXAS
 Scale 1" = 300
 G. H. Goldsberry R.P.S.
 April 3, 1979

