



CHEROKEE SURVEYING SERVICES
Registered Professional Land Surveyors

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Firm No. 100466-00

RE: J. T. Jones, A-474

Cherokee County, Texas

April 16, 2014

DESCRIPTION

BEING 3.00 acres of land in the JESSE T. JONES SURVEY, ABSTRACT NO. 474, Cherokee County, Texas, and being part of a 13.605 acre tract described in deed from the Secretary of Housing and Urban Development to Richard J. Black and Kim S. Black, June 15, 2012, recorded in Volume 2118, Page 316 of the Official Public Records of Real Property, Cherokee County, (hereinafter shown as volume/page, OPRRP). SAID tract described as follows. Bearings are based on North 51 deg. 49 min. 40 sec. West, along the a portion of the West line of said 13.605 acres. SEE PLAT NO. 2014-08:

BEGINNING at a ½" steel rod found in the Easterly limits of F. M. Highway No. 241 for the South corner of said 13.605 acres and this tract, being in the West line of a called 3.9767 acre tract described in deed from Homecomings Financial, LLC to Carl Hilburn and Danielle Hilburn, May 14, 2007, 1852/836, OPRRP;

THENCE North 51 deg. 49 min. 40 sec. West with the Easterly Limits of said highway 326.68 feet to a point for the Beginning of a Curve to the Right;

THENCE Northwesterly continuing with the Easterly Limits of said highway in a Curve to the Right whose Radius = 1432.39 feet, Delta = 21 deg. 02 min. 45 sec., Arc = 526.15 feet and Long Chord = North 40 deg. 34 min. 31 sec. West – 523.19 feet to a 3/8" steel rod set for the Northwest corner of this tract;

THENCE South 89 deg. 28 min. 24 sec. East, crossing said 13.605 acres, 352.93 feet to a 3/8" steel rod set in a gully in the East line of 13.605 acres and the West line of said Hilburn 3.9767 acre tract for the Northeast corner of this tract;

THENCE Southerly with the East line of 10.605 acres and the West line of Hilburn 3.9767 acres as follows, South 20 deg. 03 min. 52 sec. East – 105.35 feet to a ½" steel rod found, South 23 deg. 16 min. 19 sec. East – 63.33 feet to a ½" steel rod found, South 24 deg. 13 min. 20 sec. East – 192.51 feet to a ½" steel rod found, South 23 deg. 19 min. 42 sec. East – 78.31 feet to a ½" steel rod found, South 21 deg. 54 min. 08 sec. East – 114.35 feet to a ½" steel rod found and South 19 deg. 36 min. 33 sec. East – 90.60 feet to the PLACE OF BEGINNING and containing within these calls 3.00 acres of land.

Alan M. Kirby

Registered Professional Land Surveyor No. 4978

