

COOPER LAND SURVEYING, INC.

P.O. Box 367, Sulphur Springs, Tx 75483
Telephone: (903) 439-1218, Telefax: (903) 438-9035

John Cooper R.P.L.S. #5226

Firm # 10016200

FIELD NOTES FOR 27.256 ACRES JAMES LATTA SURVEY, A-294 FRANKLIN COUNTY, TEXAS

All that certain tract or parcel of land situated in the James Latta Survey, A-294, located about 11.37 miles N 16° W from the City of Mt. Vernon, Franklin County, Texas, being a part of that certain 32.452 acres described in a Deed from TA PROPERTIES II, LTD to Richard Michael Harper and wife, Sharon E. Harper, dated July 11, 2000, recorded in Vol. 38, Page 3, Real Property Records of Franklin County, Texas; and being more particularly described as follows:

BEGINNING at a found $\frac{1}{2}$ " rebar, marked with a "Hampton" cap, for a corner, being on the North West corner of said 32.452 acre tract, being on the North East corner of a 40 acre tract described in a deed from Louis E. Ardis to Jimmie Kate Terry Rutherford, dated August 25, 1932, recorded in Vol. 50, page 362, Deed Records, being on the South East corner of a 2.891 acre tract described in a deed from Jerry Morris, Jr. and Stephanie Morris to Francis Bouthillier and wife Corene Bouthillier, dated June 8, 2018, recorded in Vol. 355, page 909, Official Public Records, being on the South West corner of a 34.32 acre tract described in a deed from Mary Linda Majors to Paul Wayne Majors and Bryan Alan Majors, dated August 16, 1996, recorded in Vol. 247, page 404 Real Property Records, and being on the center of CR NW 1070;

HENCE N 88° 35' 46" E along the North boundary line of said 32.452 acre tract and the center of said CR NW 1070 a distance of 420.10 to a found $\frac{1}{2}$ " rebar, marked with a "Cooper" cap, being on the North West corner of a 5.268 acre tract described in a deed from Jamie Dawn Harper Martinez et vir Adam Martinez to Gary W. Kirk and wife Claudette Kirk, dated December 17, 2018, recorded in Vol. 364, page 100, Official Public Records, a found $\frac{1}{2}$ " rebar, marked with a "Cooper" cap bears S 0° 00' 32" E a distance of 21 feet;

THENCE S 0° 00' 32" E along the West boundary line of said 5.268 acre tract a distance of 552.95 feet to a found $\frac{1}{2}$ " rebar, marked with a "Cooper" cap for a corner, being on the South West corner of said 5.268 acre tract;

THENCE N 83° 00' 52" E along the South boundary line of said 5.268 acre tract a distance of 178.67 feet to a found $\frac{1}{2}$ " rebar, marked with a "Cooper" cap for a corner, being on an angle corner of said 5.268 acre tract;

THENCE N 72° 18' 04" E along the South boundary line of said 5.268 acre tract a distance of 279.97 feet to a found $\frac{1}{2}$ " rebar, marked with a "Cooper" cap for a corner, being on the South East corner of said 5.268 acre tract, being on the East boundary line of said 32.452 acre tract, and being on the West boundary line of a 31.948 acre tract described in a deed from Sharon Elaine Harper to William Kenneth Carrell, David Wendall Carrell, and Victor Warren Carrell, dated November 19, 2012, recorded in Vol. 268, page 851, Official Public Records;

THENCE S 0° 12' 40" W along the East boundary line of said 32.452 acre tract and the West boundary line of said 31.948 acre tract a distance of 1177.20 feet to a found $\frac{1}{2}$ " rebar, marked with a "Hampton" cap for a corner, being on the South East corner of said 32.452 acre tract, and being on the North boundary line of a 32.1443 acre tract described in a deed from Jackie Lynn Purdon Hervey, Jerry Dale Purdon, Alissa Michelle Harvey to Dustin Ryan Thompson and wife Molly Hare Thompson and Mark Dickson Hare and wife Debra Winkle Hare, dated May 6, 2019, recorded in Vol. 369, page 395, Official Public Records;

THENCE S 87° 47' 26" W along the South boundary line of said 32.452 acre tract and the North boundary line of said 31.1443 acre tract a distance of 412.09 feet to a found $\frac{1}{2}$ " rebar, marked with a "Hampton" cap for an angle corner,



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THENCE S 88° 31' 53" W along the South boundary line of said 32.452 acre tract and the North boundary line of said 31.1443 acre tract a distance of 451.27 feet to a ½" rebar, marked with a "Cooper" cap set for a corner, being on the South West corner of said 32.452 acre tract, being on the North West said 32.1443 acre tract, being on the East boundary line of a 92.6 acre tract described as tract two of a deed from J. H. Moore, Sr. and wife Mary M. Moore, to Dewey M. Moore and Marth M. Moore, dated October 17, 1984, recorded in Vol. 186, page 258, Deed Record, and also being the same property referred to in a deed, dated October 18, 2010, recorded in Vol. 232, page 454, Official Public Records, and being on the center of said CR 1070, a set ½" rebar bears N 88° 31' 53" E a distance of 25.11 feet;

THENCE N 0° 03' 28" E along the West boundary of said 32.452 acre tract, the East boundary line of said 92.60 acre tract and the center of said CR 1070 a distance of 315.88 feet to a ½" rebar set for an angle corner, being on the North East corner of said 92.60 acre tract and being on the South East corner of said 40 acre tract, a found ½" rebar, marked with a "Landmark" cap, bears S 88° 52' 45" W a distance of 23.02 feet;

THENCE N 0° 07' 17" E along the West boundary line of said 32.452 acre tract, the East boundary line of said 40 acre tract and the center of said CR NW 1070 a distance of 1324.58 feet to the PLACE OF BEGINNING and containing 27.256 acres of land of which 0.95 acres lies within the bounds of said CR NW 1070.

NOTE: All set ½" rebar are marked with "COOPER LAND SURVEY" caps.

NOTE: Bearings based on the West boundary line of 32.452 acres described in Vol. 38, Page 3, Real Property Records of Franklin County, Texas.

CERTIFICATION:

I, John Cooper, Registered Professional Land Surveyor in the State of Texas certify that this description was prepared from a survey on the ground under my supervision. (plat attached)

DATED: February 3, 2021

Signed: _____

John Cooper, R.P.L.S. No. 5226

Fax • 903-438-9035

34.32 ACRES
MARY LINDA MAJORS
TO
PAUL WAYNE MAJORS &
BRYAN ALAN MAJORS
8-16-1996
VOL. 247, PAGE 404

34.32 ACRES
CHARLES WAYNE COE
TO
RYAN SCOTT COE &
SHARLYNN JOYCE FERRIS
11-4-2008
VOL. 200, PAGE 675

8 ACRES - SIXTH TRACT
WILLIAM KENNETH CARRELL ET AL
VOL. 164, PAGE 936
12/29/2006

2.891 ACRES
JERRY MORRIS, JR. and
STEPHANIE MORRIS
TO
FRANCIS BOUTHILLIER and
wife CORENE BOUTHILLIER
6-8-2018
VOL. 355, PAGE 909

A-432 POB

A-432

A-294

A-248

A-294

5.268 ACRES
JAMIE DAWN HARPER MARTINEZ et
vir ADAM MARTINEZ
TO
GARY W. KIRL and
wife CLAUDETTE KIRK
12-17-2018
VOL. 364, PG. 100

27.256 Acres

Remainder
32.452 ACRES
Richard Michael Harper and
wife SHARON E. HARPER
7-11-2000
VOL. 38, PG. 3

N72°18'04"E
279.97'

31.948 ACRES
SHARON ELAINE HARPER
TO
WILLIAM KENNETH CARRELL ET AL
11-19-2012
VOL. 268, PAGE 851

S 0°12'40" W - 1177.20'

Remainder
32.452 ACRES
Richard Michael Harper and
wife SHARON E. HARPER
7-11-2000
VOL. 38, PG. 3

LEGEND:

○ Found 1/2" rebar marked with a "Cooper" cap
 ■ Set 1/2" rebar marked with "Cooper" cap
 ▣ Found 1/2" rebar marked with "Hampton" cap
 □ Found 1/2" rebar
 ⊗ Found "PK" nail
 CM Control Monument
 POB Point of Beginning
 —X— Fence
 -◇- Powerline

S 88°31'53" W - 451.27' S 87°47'26" W - 412.09'

32.1443 ACRES
JACKIE LYNN PURDON HERVEY ET AL
TO
DUSTIN RYAN THOMPSON ET AL
5-6-2019
VOL. 369, PAGE 395

92.6 ACRES - SECOND TRACT
VOL. 186, PAGE 258
DEWEY FAMILY, LP
VOL. 232, PAGE 454
10/18/2010

1. John Cooper, Registered Professional Land Surveyor in the State of Texas
certify that this plat represents a survey on the ground under my supervision.
(field notes attached)

DATED: February 3, 2021

SIGNED:

John Cooper, R.P.L.S. No. 5226

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