



WALKER & ASSOCIATES SURVEYING INC.

10819 HWY 69 N. - TYLER, TEXAS 75706
PHONE: 903-534-9000 - FAX: 903-534-9616
www.walkersurvey.com - TBPLS Firm No.: 10025300

FIELD NOTES DESCRIPTION
SURVEYED 2.999 ACRES
G. STOKES SURVEY, A-771
CHEROKEE COUNTY, TEXAS
J12387

EXHIBIT "A"

February 11, 2019

Field Note description for a 2.999 acre tract being located in the G. STOKES SURVEY Abstract No 771 and being all of a called 3.008 acre tract conveyed to Perry & Patty Taylor as described and recorded in Volume 2434 Page 462 of the Deed Records of Cherokee County, Texas, said 2.999 acre tract to be more particularly described as follows.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a 3/8" iron rod found for the Northwest corner of herein described tract, same being the Southwest corner of a called 2.997 acre tract conveyed to Kevin & Michelle Riley as described and recorded in Volume 1364, Page 3 of the Deed Records of Cherokee County, Texas. Said point also being on the East line of a called 15.619 acre tract conveyed to Troy E. & Karla Allen in Volume 956, Page 152 of the Deed Records of Cherokee County, Texas;

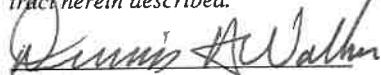
THENCE North 87°48'34" East along and with the South line of said 2.997 acre tract, passing a 3/8" iron rod found for reference at a distance of 535.55 feet near the West R.O.W. of CR 3817, and continuing a total distance of 591.59 feet to a 3/8" iron rod found for the Northeast corner of herein described tract, same being the Southeast corner of said 2.997 acre tract, and being on the East R.O.W. of CR 3817;

THENCE South 02°28'34" East along and with the East R.O.W. of CR 3817 a distance of 219.73 feet to a 3/8" iron rod found for the Southeast corner of herein described tract, same being the Northeast corner of a called 0.336 acre tract conveyed to Troy E. & Karla Allen as described and recorded in Volume 956, Page 152 of the Deed Records of Cherokee County, Texas;

THENCE South 87°49'02" West along and with the North line of said 0.336 acre tract, passing a 1/2" iron rod set for reference at a distance of 55.00 feet, and continuing a total distance of 597.79 feet to a 3/8" iron rod found for the Southwest corner of herein described tract, same being the Northwest corner of said 0.336 acre tract, and being a point on the East line of said 15.619 acre tract;

THENCE North 00°51'28" West along and with the East line of said 15.619 acre tract a distance of 219.71 feet back to the **PLACE OF BEGINNING** and containing **2.999 acres** of land.

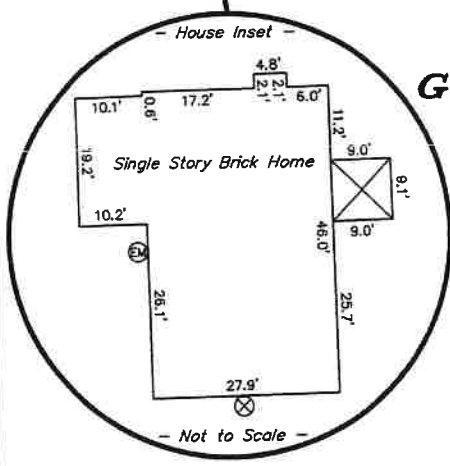
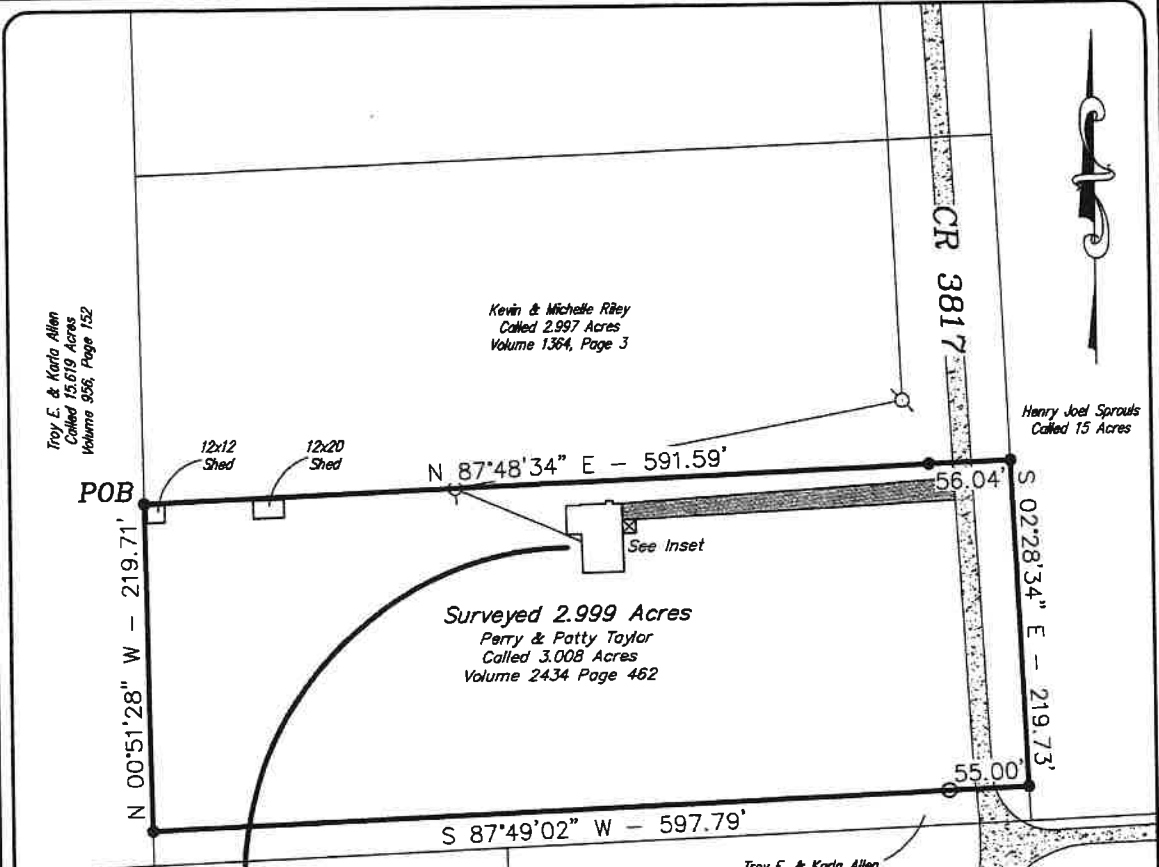
I, Dennis H. Walker, do hereby state that these Field Notes represent an on the ground survey made under my supervision in February, 2019, and is being submitted along with a Plat of said tract herein described.



Dennis H. Walker
Registered Professional Land Surveyor
State of Texas No. 2117
J12387 Legal



SURVEYED: 2.999 ACRES - CHEROKEE COUNTY, TEXAS



G. STOKES SURVEY, A-771

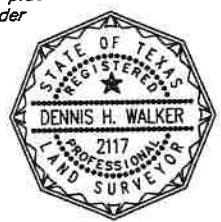
Property Address:
302 CR 3817
Bullard, Texas 75757

- LEGEND**
- = 3/8" Iron Rod Found
 - = 1/2" Iron Rod Set
 - ⊕ = Electric Power Pole
 - ⊞ = Electric Pedestal
 - ⊞ = Cable Pedestal
 - ⊞ = Telephone Pedestal
 - ⊞ = Overhead Electric
 - ⊞ = Water Meter
 - ⊞ = Irrigation Control Valve
 - ⊞ = Water Valve
 - ⊞ = Fire Hydrant
 - ⊞ = Manhole
 - ⊞ = Fence
 - ⊞ = Gas Meter
 - ⊞ = Propane Tank
 - ⊞ = Sewer/Aerobic/Sprayers
 - ⊞ = Electric Meter
 - ⊞ = A/C Unit

Note: Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

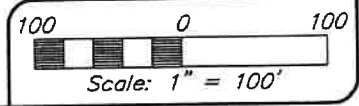
I, Dennis H. Walker, do hereby state that this plat represents an on the ground survey made under my supervision on the February 11th, 2019.

Dennis H. Walker
Dennis H. Walker
Registered Professional Land Surveyor
State of Texas No. 2117



© 2019 ALL RIGHTS RESERVED
WALKER & ASSOCIATES SURVEYING INC.
February, 2019

This Plat is NOT valid unless it has an Original Signature in COLORED ink.
This Plat and its information is solely owned by Walker & Associates Surveying Inc.



WALKER & ASSOCIATES SURVEYING INC.
10819 HWY 69 N. - TYLER, TEXAS 75706
PHONE: 903-534-9000 - FAX: 903-534-9616
www.walkersurvey.com - TBPLS Firm No.: 10025300

DRAWN:	R.A.M.	FB/PG:	JR/12387
DATE:	02/11/2019	JOB NO.:	J12387
SURVEYED: 2.999 ACRES G. STOKES SURVEY, A-771 CHEROKEE COUNTY, TEXAS			