



SURVEYING COMPANY, LLC
Established 1985

FIELD NOTE DESCRIPTION
of survey made for **Darleen Edwards and Chelsie Spencer**
15.984 Acres
Part of BLOCKS NO. 8 & 9, JOSE PINEDA WEST
FOUR LEAGUES SURVEY, A-40
Cherokee County, Texas
T-4/17 23-065

BEING 15.984 acres lying and situated in **BLOCKS NO. 8 & 9** of the **JOSE PINEDA WEST FOUR LEAGUES SURVEY, ABSTRACT NO. 40, Cherokee County, Texas**, and being all of that certain called 16.042 acre Lot 5, Block 3, Rolling Hills Subdivision as recorded in Plat Cabinet A, Slide 164 AB of the Plat Records, Cherokee County, Texas, and as described in a Deed from Glenn H. Morby, et al, to Mart D. Edwards, et ux, dated June 22, 1979 and recorded in Volume 776, Page 865 of the Deed Records, Cherokee County, Texas, and being conveyed as Tract 2 in Deed from Maude "Lucille" Edwards to Darleen Edwards and Chelsie Spencer, dated October 29, 2021 and recorded in Volume 2665, Page 787 of said Official Records, said **15.984 acres** being more particularly described as follows (See Plat No. 23-065):

BEGINNING at a 3/8" steel rod (found) for corner at the Southwest Corner of the above described called 16.042 acre Lot 5, Block 3, of said Rolling Hills Subdivision on the East margin of County Road No. 4119, and being the Northwest Corner of that certain called 11.396 acre Lot 6 of Block 3 and as described in a Deed from Linda Bailey, et vir, to Roy Don Gardner, et ux, dated January 24, 2002 and recorded in Volume 1533, Page 213 of the Official Records, Cherokee County, Texas, from which a 5" creosoted fence corner post for reference bears South 77° 17' East, for 4.5 feet;

THENCE South 77° 16' 59" East (**"BEARING BASE APPLIED TO THIS LINE"**), with the South Boundary Line of said called 16.042 acre Lot 5 and with the North Boundary Line of said called 11.396 acre Lot 6 generally along an old wire fence line, for a distance of 1,223.90 feet to a 1/2" steel rod (set with cap) for corner in the center of a Branch at the Southeast and Northeast Corners of the same, respectively, in the West Boundary Line of that certain called 5.27 acre Lot 3, Block 1 of said Rolling Hills Subdivision as described in a Deed from Charles Attebery, et ux, to Mart D. Edwards, et ux, dated April 26, 1977 and recorded in Volume 718, Page 432 of said Deed Records and also being conveyed as Tract 1 in Deed from Maude "Lucille" Edwards to Darleen Edwards and Chelsie Spencer, dated October 29, 2021 and recorded in Volume 2665, Page 787 of said Official Records, from which a 3/8" steel rod (found) near a fence corner post on the West bank of said branch bears North 77° 17' 00" West, for 12.23 feet;

THENCE with the East Boundary Line of said called 16.042 acre Lot 5, Block 3, and with the West Boundary Line of said called 5.27 acre Lot 3, Block 1 along the center of said Branch as follows:

THENCE NORTH 14° 07' 53" WEST, FOR A DISTANCE OF 21.60 FEET;
THENCE NORTH 26° 05' 50" EAST, FOR A DISTANCE OF 20.80 FEET;
THENCE NORTH 54° 03' 05" EAST, FOR A DISTANCE OF 32.95 FEET;
THENCE NORTH 1° 00' 32" EAST, FOR A DISTANCE OF 13.41 FEET;
THENCE NORTH 43° 26' 36" WEST, FOR A DISTANCE OF 31.36 FEET;
THENCE NORTH 28° 16' 44" WEST, FOR A DISTANCE OF 49.56 FEET;
THENCE NORTH 68° 31' 05" EAST, FOR A DISTANCE OF 27.73 FEET;
THENCE NORTH 7° 59' 39" EAST, FOR A DISTANCE OF 26.06 FEET;
THENCE NORTH 78° 51' 41" EAST, FOR A DISTANCE OF 22.27 FEET;
THENCE SOUTH 67° 01' 17" EAST, FOR A DISTANCE OF 43.97 FEET;
THENCE SOUTH 43° 03' 51" WEST, FOR A DISTANCE OF 31.77 FEET;
THENCE SOUTH 64° 52' 26" EAST, FOR A DISTANCE OF 52.54 FEET;
THENCE SOUTH 5° 40' 45" EAST, FOR A DISTANCE OF 25.74 FEET;
THENCE NORTH 48° 28' 57" EAST, FOR A DISTANCE OF 25.13 FEET;
THENCE NORTH 13° 14' 59" WEST, FOR A DISTANCE OF 13.60 FEET;
THENCE NORTH 32° 35' 49" EAST, FOR A DISTANCE OF 22.41 FEET;
THENCE NORTH 62° 16' 19" EAST, FOR A DISTANCE OF 35.75 FEET;
THENCE NORTH 7° 26' 21" EAST, FOR A DISTANCE OF 33.54 FEET;
THENCE NORTH 49° 39' 51" EAST, FOR A DISTANCE OF 122.78 FEET;
THENCE SOUTH 33° 48' 44" EAST, FOR A DISTANCE OF 44.95 FEET;
THENCE NORTH 90° 00' 00" EAST, FOR A DISTANCE OF 25.00 FEET;

Cown, R.P.L.S. #4080
(93) 530-4441
M. 2138 N
nville, TX 75766
ELS Firm No.: 10072600



Greg R. McCown, R.P.L.S. #6055
Mobile (903) 258-3681
Office (903) 586-9465
E-mail: info@mccownsurveying.com
www.mccownsurveying.com

SURVEYING COMPANY, LLC
Established 1985

(Pg. 2 of 2 – 15.984 Ac.)

THENCE NORTH 16° 52' 07" EAST, FOR A DISTANCE OF 41.94 FEET;
THENCE NORTH 78° 01' 40" WEST, FOR A DISTANCE OF 15.04 FEET;
THENCE NORTH 53° 38' 46" EAST, FOR A DISTANCE OF 55.43 FEET;
THENCE NORTH 53° 49' 14" EAST, FOR A DISTANCE OF 44.64 FEET;
THENCE NORTH 15° 12' 24" EAST, FOR A DISTANCE OF 49.62 FEET;
THENCE NORTH 30° 12' 47" WEST, FOR A DISTANCE OF 67.16 FEET;
THENCE NORTH 29° 30' 02" EAST, FOR A DISTANCE OF 20.63 FEET;
THENCE NORTH 2° 16' 42" EAST, FOR A DISTANCE OF 16.02 FEET;
THENCE NORTH 64° 15' 33" EAST, FOR A DISTANCE OF 13.99 FEET;
THENCE SOUTH 31° 40' 17" EAST, FOR A DISTANCE OF 17.26 FEET;
THENCE SOUTH 77° 46' 55" EAST, FOR A DISTANCE OF 21.10 FEET;
THENCE NORTH 22° 01' 32" EAST, FOR A DISTANCE OF 18.54 FEET to a 1/2" steel rod (set with cap) for corner in the center of said Branch at the Northwest Corner of said called 5.27 acre Lot 3, Block 1 and the Southwest Corner of that certain called 2.00 acre South part of Lot 4, Block 1, Rolling Hills Subdivision as described in a Deed from Marjorie Nell Huttash to Patricia Gail Ray, dated December 20, 1994 and recorded in Volume 1259, Page 848 of said Official Records, from which a 3/8" steel rod (found at 5/8" steel rod) at 5" post on the east high bank of said Branch for reference bears North 89° 56' 46" East, for 24.40 feet;

THENCE North 19° 23' 11" West, with the East Boundary Line of said called 16.042 acre Lot 5, Block 3 and with the West Boundary Line of said called 2.00 acre part of Lot 4, Block 1, and along the center of said Branch, for a distance of 7.69 feet to a 1/2" steel rod (set with cap) for corner in the center of said Branch at the Northeast Corner of said called 16.042 acre Lot 5, Block 3, and the Southeast Corner of that certain called 14.210 acre tract as described in a Deed from Lori Ann McGuire, Independent Executrix to David P. Purifoy and Dorothy Purifoy, dated July 16, 2019 and recorded in Volume 2501, Page 681 of said Official Records as surveyed and field noted by Matt Hunt dated July 5, 2019, said 14.210 acres being a re-survey of that certain called 14.202 acres Lot 4, Block 3 of said Rolling Hills Subdivision as described in a Deed from Glenn H. Morby, et al, to Wendell J. Kahler, et ux, dated March 5, 1979 and recorded in Volume 767, Page 166 of said Deed Records, from which a 1/2" steel rod (set with cap) for reference corner on the West bank of said Branch bears North 82° 35' 43" West, for 15.00 feet;


THENCE North 82° 35' 43" West, with the North Boundary Line of said called 16.042 acre Lot 5, Block 3 and with the South Boundary Line of said called 14.210 acre Lot 4, Block 3, for a distance of 1,622.85 feet to a 3/8" steel rod (found) for corner at a painted cross-tie post on the East margin of said County Road No. 4119 at the Northwest and Southwest Corners of the same, respectively;

THENCE South 01° 42' 28" West, with the West Boundary Line of said called 16.042 acre Lot 5, Block 3 along the East margin of said County Road No. 4119, for a distance of 425.18 feet to the **PLACE OF BEGINNING, and containing 15.984 acres of land.**

I, Greg R. McCown, RPLS #6055, do hereby certify that this description was prepared from a true, correct and accurate representation of the property as determined by an on the ground survey made by me during the month of May, 2023.

The bearings recited herein are based on the Deed Record Call of South 01° 51' 00" West for the upper East Boundary Line of that certain called 14.65 acre tract as recorded in Volume 2293, Page 836 of the ORCCT, and applied to a "BEARING BASE" of South 77° 16' 59" East for the South Boundary Line of this 15.984 acres between 3/8" steel rods (found) as called for.

See Plat of Survey (23-065) prepared even date for more information.



Greg R. McCown, RPLS
Reg. Professional Land Surveyor No. 6055
May 12, 2023

