

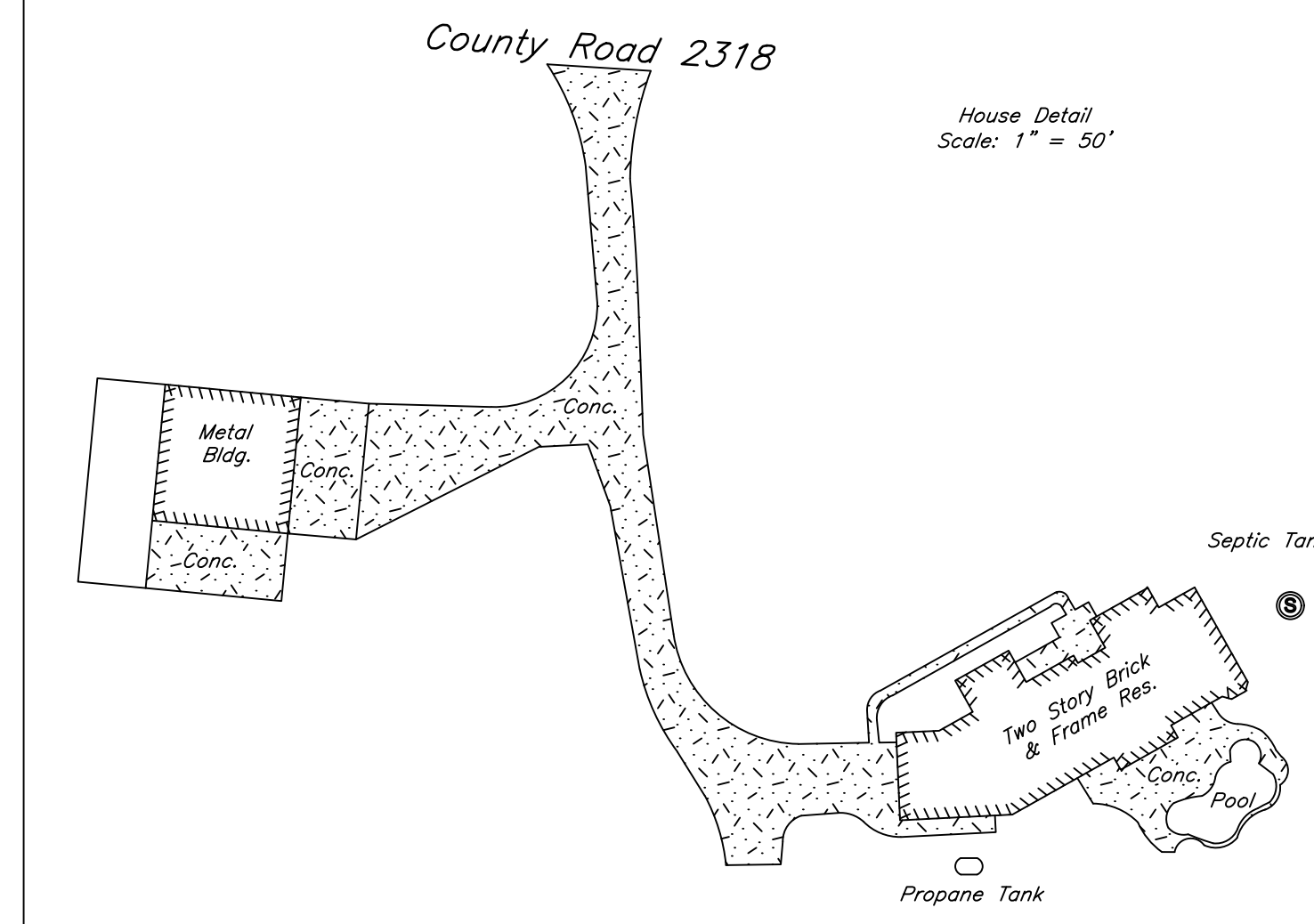
George Ruddle Survey  
Abstract No. 46  
Cherokee County, Texas

66.10 Ac.  
Ron Rose  
to  
Patricia Gray  
Nov. 29, 2017  
2410/208

K. D. Bradshaw  
Abstract No. 133  
(Call N-383133)

Tract No. 1  
35.86 Acres Surveyed  
±0.04 Acres in  
County Road No. 2318  
±1.0 Acres lies between fence and  
West Property Line

Tract No. 2  
12.77 Acres Surveyed  
±0.40 Acres in  
County Road No. 2319



LINE	BEARING	DISTANCE
L1	N 63°38'25" W	80.06'
L2	S 34°04'36" W	87.88'
L3	S 13°56'02" W	53.39'
L4	S 01°48'18" E	40.08'
L5	S 81°55'07" W	26.41'



**PLAT**

SHOWING A BOUNDARY SURVEY OF TRACT 1 OF 35.86 ACRES OF LAND AND BEING ALL OF THAT 35.86 ACRES FROM RON ROSE TO JAMIE & RANDI ROWLEY ON JANUARY 14, 2019 AND RECORDED IN VOLUME 2471, PAGE 760 OF THE OFFICIAL RECORDS OF CHEROKEE COUNTY, TEXAS, AND A BOUNDARY SURVEY OF TRACT 2 OF 12.77 ACRES OF LAND AND BEING ALL OF THE RESIDUE OF THAT 20.00 ACRES FROM RON ROSE TO JAMIE & RANDI ROWLEY ON JUNE 26, 2017 AND RECORDED IN VOLUME 2390, PAGE 525 OF THE OFFICIAL RECORDS OF CHEROKEE COUNTY, TEXAS, ALL IN THE GEORGE RUDDE SURVEY, ABSTRACT NO. 46, CHEROKEE COUNTY, TEXAS.

For: Jamie Rowley, Scale: 1" = 100';  
Job No. 3-2024-40 F.B. 194/4

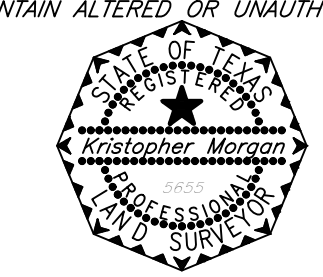
NOTES: Surveyor did not abstract tracts for easements or ownership. Bearings are based on the deed calls of West/East along the North line of the 20.00 acres and the South line of the 35.86 acres shown hereon. w/cap = a plastic cap marked MORGAN, 1969 or Affiliated Surveyors. All monuments shown hereon as found (Fnd.) are controlling to this survey. Note the fences and their distances from the property lines. Note the power lines. Acreage within County Road No. 2318 & 2319 is approximate. The apparent end of county maintenance is shown hereon and is at a gate. There may be buried utilities along the margins of County Road No. 2318 & 2319. Note the power transmission line and the pipelines shown hereon. The pipeline was located at markers found on site and no attempt was made to locate the underground utility. See Written Descriptions.

I, Kristopher Morgan do hereby state that this plat represents a boundary survey made on the ground for Jamie Rowley, and that there are no conflicts, protrusions or intrusions, except as shown hereon, and that in accordance with the information and the instructions furnished me, same correctly represents the facts as found at the time of the survey. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM. IF THIS PLAT IS NOT SIGNED IN PALE BLUE INK AND THE SEAL PRESENT IN CRIMPED FORM, IT SHOULD BE CONSIDERED AN UNLICENSED COPY AND PRESUMED TO CONTAIN ALTERED OR UNAUTHORIZED MATERIAL.

Prepared By:  
Affiliated Surveyors, Inc.  
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Rusk, Texas 75785  
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2010-12D

Kristopher Morgan  
R.P.L.S. No. 5625  
March 15, 2024



16 Ac. S&E 100'x100' Tr.  
Lillian Dixon et al  
to  
Paul & Rebecca Dixon  
Oct. 1, 2001  
1520/856

1st Tr. 225 Ac.  
Margaret Shank  
to  
Elex Timber &  
Real Estate, Ltd.  
June 27, 1955  
1276/412

At 129.48' Calc. Cor.  
Fnd. 1/2" Steel Rod  
w/cap N89°46'48"W-4.87'

0.64 Ac.  
Ronnie & Betty Hendrick  
to  
David & Keitia Hendrick  
June 4, 2010  
2024/10

7.23 Ac.  
Jamie & Randi Rowley  
to  
Dusty & Dawn Lee  
June 15, 2020  
2553/940

20.00 Ac.  
Ron Rose  
to  
Jamie & Randi Rowley  
July 26, 2017  
2390/525

35.86 Ac.  
Ron Rose  
to  
Jamie & Randi Rowley  
January 14, 2019  
2471/760

Tr. 1, 14.54 Ac.  
Thelma Hendrick  
to  
Ronnie Hendrick  
Oct. 21, 1992  
1194/459

66.10 Ac.  
Ron Rose  
to  
Patricia Gray  
Nov. 29, 2017  
2410/208