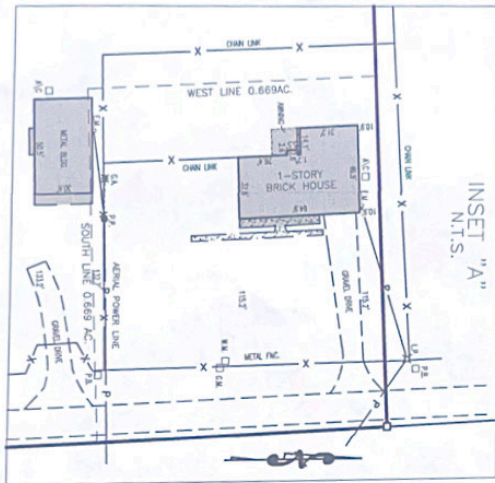


PLAT OF SURVEY
SHOWING
PART OF THE M. D. LOS SANTOS COY
SURVEY A-12
CHEROKEE COUNTY, TEXAS

TEXAS PIONEER TITLE CO. G.F.# 22070292

BUYER: PAMELA ANN LUCCHESI AND LINDA HORVAT BRADLEY
SELLER: KEVIN DAVID GARRETT AND WIFE, GAY LYNN GARRETT
NO RESTRICTIONS OR EASEMENTS CITED IN TITLE COMMITMENT.

NOTE: ALL FENCES SHOWN ARE 4' BARBED WIRE UNLESS OTHERWISE NOTED



CALLLED: 0.669 AC.
JAMES S. GARRETT AND JAMES DAVID GARRETT A.K.A. DAVID
GARRETT TO KEVIN DAVID GARRETT ET UX GAY LYNN GARRETT
2047/811

CALLLED: 92.500 AC.
DONALD R. & SHELBY T. GRAY LIFE ESTATE
2410/221

CALLLED: 126.3 AC.
JANET MARIE GRAY
2637/795

J. M. PROCELLA SURVEY A-43

M. D. LOS SANTOS COY SURVEY A-12

49.038 ACRES
OF WHICH 1.06 AC. LIES IN R-O-W
CALLLED: 49.055 AC.
JAMES S. GARRETT TO KEVIN DAVID GARRETT
2009/502

CALLLED: 98.11 AC.
JAMES DAVID GARRETT
2009/486

ADDRESS: 1575 CR 4619, TROUP, TX
BEARINGS ARE ORIENTED TO THE TEXAS STATE
PLANE COORDINATE SYSTEM, ZONE 4203, NAD 83.

FIELD NOTES ACCOMPANY PLAT.
DENOTES 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED.

CALLLED: 10.000 AC. - VOLET SHUTTLESWORTH LIFE ESTATE - 1246/546

CALLLED: 24.2633 AC.
KATHERINE SUSAN CLEM ET AL
20190100038692

COUNTY ROAD 4619
60' R-O-W 15.5' ASPHALT

Course	Bearing	Distance
L1	S 02°33'20" E	6.21'

NOTE: This survey was made in accordance with the Texas Board of Professional Land Surveyors Technical Standards 663.16(c). No abstracting for easements, rights of way, or restrictions was made except those shown herein provided by other sources.				REVISIONS:	
DATE:				REMARKS:	
SurTex Land Surveying, Inc.					
3400 G.E. DRIVE					
TYLER, TEXAS 75701					
FIRM # 10193713					
OFFICE@SURTEXINC.COM					
PHONE NO. (903) 504-5923					
JOB NO. 22130	DATE: 5/6/22	SCALE: 1" = 300'	FLD. BOOK: 44/58	DRAWN BY: JAH	CHECKED BY: CHM



I, C.H. McLaughry, Jr., Registered Professional Land Surveyor No. 5536, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1982.

C.H. McLaughry, Jr., Registered Professional Land Surveyor No. 5536

SurTex Land Surveying, Inc.

Professional Land Surveyors

3400 G.E. DRIVE
TYLER, TEXAS 75701
PHONE 903-504-5923
FIRM NO. 10193713
EMAIL: OFFICE@SURTEXINC.COM

FIELD NOTES FOR PAMELA ANN LUCCHESI ET AL

M. D. Los Santos Coy Survey, Abstract No. 12
Cherokee County, Texas

All that certain lot, tract or parcel of land, part of the M. D. Los Santos Coy Survey, Abstract No. 12, Cherokee County Texas and being all of that certain 49.055 acre tract described in a deed to Kevin David Garrett from James S. Garrett recorded in Volume 2009, Page 502 of the Land Records of Cherokee County, Texas, and being all of that certain 0.669 acre tract described in a deed to Kevin David Garrett et ux Gay Lynn Garrett from James S. Garrett and James David Garrett a.k.a. David Garrett recorded in Volume 2047, Page 811 of the Land Records of Cherokee County, Texas, and being more completely described as follows, to-wit:

BEGINNING ½" iron rod found for the Northwest corner of the above mentioned 49.055 acre tract, the South east corner of the Janet Marie Gray 126.3 acre tract described in Volume 2637, Page 795, the Northeast corner of the Donald R. and Shelby T. Gray Life Estate 92.500 acre tract described in Volume 2410, Page 221, in the West line of the James David Garrett 98.11 acre tract described in Volume 2009, Page 486, in the occupied West line of said M. D. Los Santos Coy Survey, the occupied East line of the J. M. Procella Survey, Abstract No. 43;

THENCE North 87 deg. 27 min. 32 sec. East across said 98.11 acre tract, with the North lines of said 49.055 acre tract and the above mentioned 0.669 acre tract a distance of 1815.45 ft. to a 1/2" iron rod set for the Northeast corner of same and said 49.055 acre tract, in the East line of said 98.11 acre tract, in County Road 4619, from which a "MAG" nail found bears North 02 deg. 29 min. 45 sec. West – 1234.53 ft.;

THENCE with said County Road 4619, the East lines of said 0.669 acre tract, said 98.11 acre tract and said 49.038 acre tract as follows:

South 02 deg. 29 min. 45 sec. East a distance of 1170.71 ft. to a ½" iron rod found for the Northwest corner of the Katherine Susan Clem et al 24.2633 acre tract described in Cherokee County Clerks File No. 20190100038692,

South 02 deg. 33 min. 20 sec. East with the West line of said 24.2633 acre tract a distance of 6.21 ft. to a "MAG" nail set for the Southeast corner of said 98.11 acre tract and said 49.055 acre tract, the Northeast corner of the Violet Shuttlesworth Life Estate 10.000 acre tract described in Volume 1246, Page 646, from which a ½" iron rod found for the Southwest corner of said 24.2633 acre tract bears South 02 deg. 33 min. 20 sec. West – 592.01 ft.;

THENCE South 87 deg. 27 min. 32 sec. West with the North line of said 10.000 acre tract, the South lines of said 98.11 acre tract and said 49.055 acre tract a distance of 1814.52 ft. to a ½" iron rod found for the Southwest corner of same and said 98.11 acre tract, the Northwest corner of said 10.000 acre tract, in the East line of said 92.500 acre tract, the occupied West line of said M. D. Los Santos Coy Survey, the occupied East line of said J. M. Procella Survey;

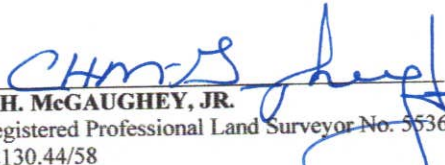
THENCE North 02 deg. 32 min. 28 sec. West with the occupied East line of said J. M. Procella Survey, the occupied West line of said M. D. Los Santos Coy Survey, the East line of said 92.500 acre tract, the West lines of said 98.11 acre tract and said 49.055 acre tract a distance of 1176.93 ft. to the place of beginning containing **49.038 acres** of land of which 1.06 acres lies in road right-of-way.

Bearings are oriented to the Texas State Plane Coordinate System, Zone 4203, NAD 83.

Plat accompanies field notes.

I, C.H. McGAUGHEY, JR., Registered Professional Land Surveyor No. 5536, do hereby certify that this description was prepared from an actual survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 6th day of May, 2022.


C.H. McGAUGHEY, JR.
Registered Professional Land Surveyor No. 5536
22130.44/58

