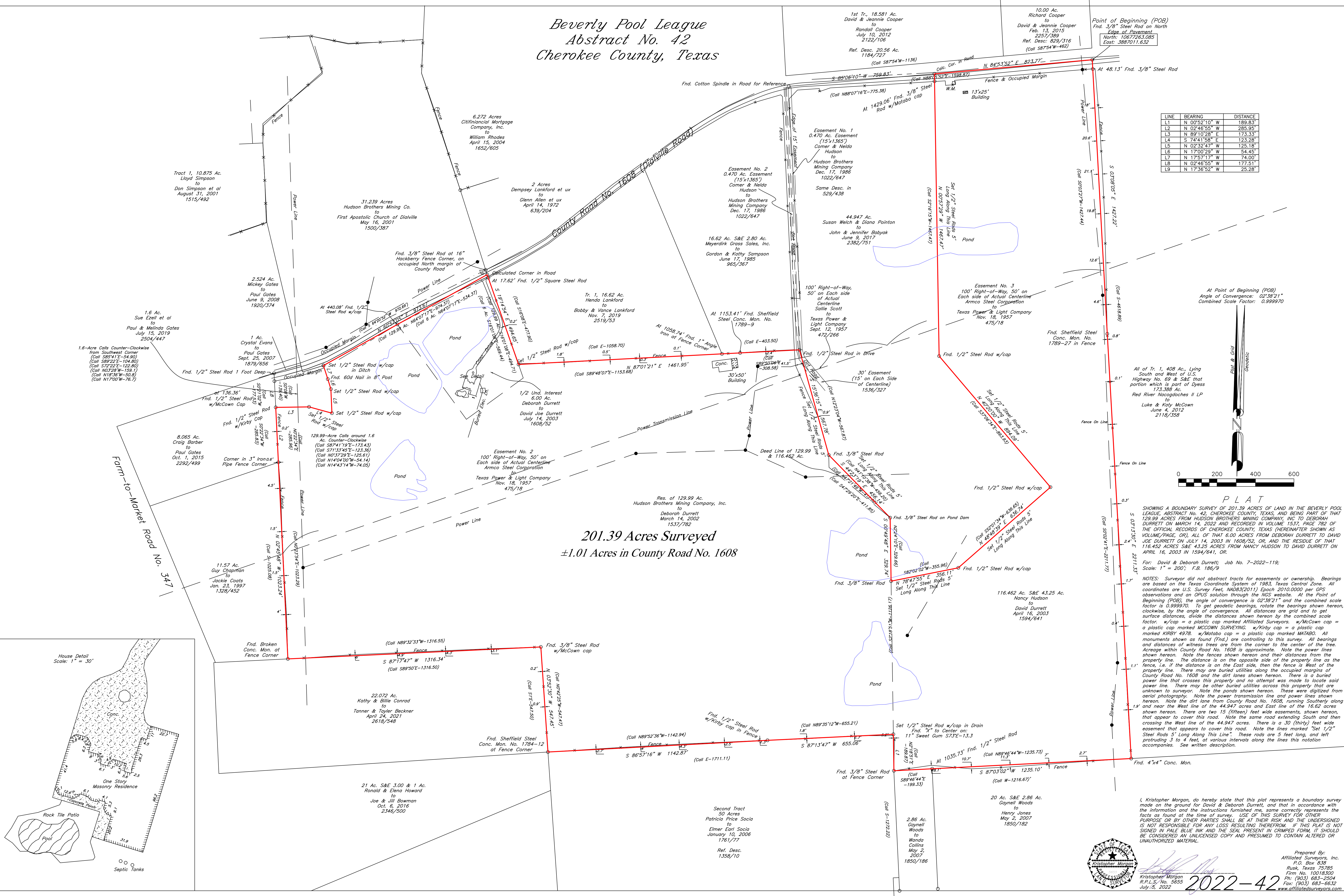


Beverly Pool League  
Abstract No. 42  
Cherokee County, Texas



LINE	BEARING	DISTANCE
L1	N 00°52'10" W	189.83'
L2	N 02°46'55" W	285.95'
L3	N 89°10'28" E	173.33'
L4	S 74°41'58" E	123.28'
L5	N 02°32'47" W	125.18'
L6	N 17°00'29" W	54.45'
L7	N 17°57'17" W	74.00'
L8	N 02°46'55" W	177.51'
L9	N 17°36'52" W	25.28'

201.39 Acres Surveyed  
±1.01 Acres in County Road No. 1608

**PLAT**  
SHOWING A BOUNDARY SURVEY OF 201.39 ACRES OF LAND IN THE BEVERLY POOL LEAGUE ABSTRACT NO. 42, CHEROKEE COUNTY, TEXAS, AND BEING PART OF THAT 129.99 ACRES FROM HUDSON BROTHERS MINING COMPANY, INC. TO DEBORAH DURRETT ON MARCH 14, 2002 AND RECORDED IN VOLUME 1537, PAGE 782 OF THE OFFICIAL RECORDS OF CHEROKEE COUNTY, TEXAS (HEREINAFTER SHOWN AS VOLUME/PAGE OR). ALL OF THAT 6.00 ACRES FROM DEBORAH DURRETT TO DAVID JOE DURRETT ON JULY 14, 2003 IN 1608/52, OR AND THE RESIDUE OF THAT 116.452 ACRES S&E 43.25 ACRES FROM NANCY HUDSON TO DAVID DURRETT ON APRIL 16, 2003 IN 1594/641, OR.  
For: David & Deborah Durrett, Job No. 7-2022-119;  
Scale: 1" = 200'; F.B. 186/9

**NOTES:** Surveyor did not abstract tracts for easements or ownership. Bearings are based on the Texas Coordinate System of 1983, Texas Central Zone. All coordinates are U.S. Survey Feet, NAD83(2011) Epoch 2010.0000 per GPS observations and the OPUS solution through the NGS website. At the Point of Beginning (POB), the angle of convergence is 02°38'21", and the combined scale factor is 0.999970. To get geodetic bearings, rotate the bearings shown hereon, clockwise, by the angle of convergence. All distances are grid and to get surface distances, divide the distances shown hereon by the combined scale factor. w/cap = a plastic cap marked Affiliated Surveyors, w/McCown cap = a plastic cap marked MCCOWN SURVEYING, w/Kirby cap = a plastic cap marked KIRBY 4978, w/Matabo cap = a plastic cap marked MATABO. All monuments shown as found (Fnd.) are controlling to this survey. All bearings and distances of witness trees are from the corner to the center of the tree. Acreage within 1608 is approximate. Note the power lines shown hereon. Note the fences shown hereon and their distances from the property line. The distance is on the opposite side of the property line as the fence, i.e. if the distance is on the East side, then the fence is West of the property line. There may be buried utilities along the occupied margins of County Road No. 1608 and the dirt lanes shown hereon. There is a buried power line that crosses this property and no attempt was made to locate said power line. There may be buried utilities across this property that are unknown to surveyor. Note the ponds shown hereon. These were digitized from aerial photography. Note the power transmission line and power lines shown hereon. Note the dirt lane from County Road No. 1608, running Southerly along and near the West line of the 44.947 acres and East line of the 16.62 acres shown hereon. There are two 15 (fifteen) feet wide easements, shown hereon, that appear to cover this road. Note the same road extending South and then crossing the West line of the 44.947 acres. There is a 30 (thirty) feet wide easement that appears to cover this road. Note the lines marked "Set 1/2" Steel Rods 5' Long Along This Line". These rods are 5 feet long, and left protruding 3 to 4 feet, at various intervals along the lines this notation accompanies. See written description.

I, Kristopher Morgan, do hereby state that this plat represents a boundary survey made on the ground for David & Deborah Durrett, and that in accordance with the information and the instructions furnished me, same correctly represents the facts as found at the time of survey. USE OF THIS SURVEY FOR 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.



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