



SYMBOL LEGEND

- EDGE OF ASPHALT
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1881.17'	2.49'	2.49'	N 3°44'34" W	0°04'33"
C2	1881.17'	761.99'	756.79'	S 15°23'05" E	23°12'30"

STATE HIGHWAY 110
(R.O.W. VARIES)

FND ½" I.R.
W/TPS CAP

N 03°12'27" W 544.88'

POB

SET ½" I.R.
W/TPS CAP
N:10,668,985.80
E:3,913,019.24

WESLEY SUTTON SURVEY
ABSTRACT NO. 823

REMAINDER OF
VIVA FARMS, LLC
CALLED 612.613 ACRES
TRACT ONE
VOL. 2781, PG. 775
O.P.R.C.C.T.

TRACT 29
20.960 ACRES

PORTION OF
VIVA FARMS, LLC
CALLED 612.613 ACRES
TRACT ONE
VOL. 2781, PG. 775
O.P.R.C.C.T.

SET ½" I.R.
W/TPS CAP

N 87°19'13" E 762.73'

SET ½" I.R.
W/TPS CAP

REMAINDER OF
VIVA FARMS, LLC
CALLED 612.613 ACRES
TRACT ONE
VOL. 2781, PG. 775
O.P.R.C.C.T.

N 03°12'27" W 572.91'

FND ½" I.R.
W/TPS CAP

APPROXIMATE SURVEY LINE

S 87°19'13" W 1893.10'

SET ½" I.R.
W/TPS CAP

FIELD ROAD

FIELD ROAD

SET ½" I.R.
W/TPS CAP

S 02°15'01" E 441.07'

APPARENT SURVEY LINE

S 02°15'01" E 1292.16'

FND 100D NAIL

ALVIN D. DAVIS
SURVEY
ABSTRACT NO. 236

ARCHIBALD McARN SURVEY
ABSTRACT NO. 583

REMAINDER OF
VIVA FARMS, LLC
CALLED 612.613 ACRES
TRACT ONE
VOL. 2781, PG. 775
O.P.R.C.C.T.

BOUNDARY SURVEY

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING A 20.960 ACRE TRACT OF LAND SITUATED IN THE WESLEY SUTTON SURVEY, ABSTRACT NUMBER 823, AND THE ARCHIBALD McARN SURVEY, ABSTRACT NUMBER 583, CHEROKEE COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 612.613 ACRE TRACT DESCRIBED AS "TRACT ONE" IN INSTRUMENT TO VIVA FARMS, LLC, RECORDED IN VOLUME 2781, PAGE 775, OF THE OFFICIAL PUBLIC RECORDS OF CHEROKEE COUNTY, TEXAS (O.P.R.C.C.T.), SAID 20.960 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.



PROJECT	20552_TR 29
FIELD DATE	7/17/2023
DRAWN BY	ADV
CHECKED BY	MN
FIELD CREW	JN / GG
REV 1	---
REV 2	---
REV 3	---
REV 4	---

PURCHASER:
ADDRESS: STATE HIGHWAY 110, RUSK, TX, 75785
SURVEY: WESLEY SUTTON, A - 823
SURVEY: ARCHIBALD McARN, A - 583
SUBJECT: 20.960 ACRES
COUNTY: CHEROKEE

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48073C0475D AND NO. 48073C0435D, BOTH HAVING AN EFFECTIVE DATE OF 01/06/2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

Thomas A. McIntyre

Registered Professional Land Surveyor No. 6921

