

SYMBOL LEGEND

- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	S 45°35'26" E	91.35'
L2	S 26°12'00" E	49.97'
L3	S 46°55'20" E	108.61'
L4	S 57°00'08" W	80.65'
L5	S 43°51'03" W	216.84'
L6	S 22°48'35" W	101.97'
L7	S 43°31'52" W	48.47'
L8	S 32°37'37" W	223.22'
L9	S 79°58'11" W	131.14'
L10	S 87°58'09" W	123.95'
L11	S 75°04'07" W	27.28'
L12	S 77°52'59" W	159.04'
L13	S 86°03'17" W	42.50'

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.

FND 4" X 4"
CONCRETE
MONUMENT

N 02°21'17" W 811.83'

60' ACCESS &
UTILITY EASEMENT No. 1

N 83°45'50" E 753.27'

SET 1/2" I.R.
W/TPS CAP

@717.95'
SET 1/2" I.R.
W/TPS CAP

@30.91'
SET 1/2" I.R.
W/TPS CAP

SET 1/2" I.R.
W/TPS CAP

TRACT 28
11.066 ACRES

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

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

N 02°15'01" W 689.66'

APPROXIMATE SURVEY LINE

FIELD ROAD

FIELD ROAD

POB

SET 1/2" I.R.
W/TPS CAP
N:10,668,312.04
E:3,914,949.87

N 2°15'01" W 1316.70'
APPARENT SURVEY LINE

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

ARCHIBALD MCARN SURVEY
ABSTRACT NO. 583

ALVIN D. DAVIS SURVEY
ABSTRACT NO. 236

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 11.066 ACRE TRACT OF LAND SITUATED IN THE WESLEY SUTTON SURVEY, ABSTRACT NUMBER 823, AND THE ALVIN D. DAVIS, ABSTRACT NUMBER 236, 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 11.066 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.

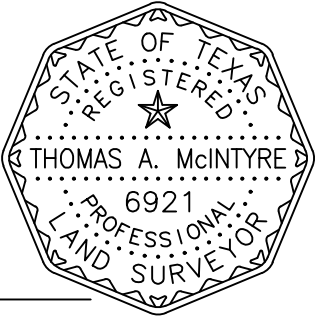
NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48073C0475D AND NO. 48073C0435D, BOTH HAVING AN EFFECTIVE DATE OF 01/06/2011.

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.

PURCHASER:
ADDRESS: STATE HIGHWAY 110, RUSK, TX, 75785
SURVEY: WESLEY SUTTON, A - 823
SURVEY: ALVIN D. DAVIS, A - 236
SUBJECT: 11.066 ACRES
COUNTY: CHEROKEE

PROJECT	20552_TR 28
FIELD DATE	7/17/2023
DRAWN BY	ADV
CHECKED BY	MN
FIELD CREW	JN / GG
REV 1	-
REV 2	-
REV 3	-
REV 4	-

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