



■	SET 5/8" REBAR
●	SET 1/2" REBAR
◎	FOUND IRON PIN
×	PROPORTIONED CORNER
▽	FENCE CORNER
⌒	PIPE FENCE CORNER
—	FENCE LINE
—	CENTERLINE PHILIPS CRE
R.	TEXAS COUNTY DEED REC
R.	TEXAS COUNTY SURVEY R
D.B.	POINT OF BEGINNING
	SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. PARENT DEEDS RECORDED IN TEXAS COUNTY DEED RECORD BOOK 395, PAGE 756 AND BOOK 503, PAGE 243 IN THE RECORDER'S OFFICE OF TEXAS COUNTY, MISSOURI.

THIS MAP COMPLIES WITH THE  
MISSOURI MAP ACCURACY STANDARD.  
ACCURACY STANDARD IS CLASS 1



SW CORNER, NE 1/4  
SEC 4, T32N, R9W  
FOUND IRON PIN BY PLS 2290  
(SEE MLS DOC. NO. 600-107517)

T.C.D.R. BOOK 503 PAGE 243
T.C.D.R. BOOK 395 PAGE 756

SW CORNER, N 1/2, N 1/2, N 1/2, SE 1/4  
SEC 4, T32N, R9W  
FOUND IRON PIN BY PLS 2290

NW CORNER, E 1/2, LOT 2, NE 1/4  
SEC 4, T32N, R9W  
FOUND IRON PIN BY PLS 2290  
P.O.B. TRACT B

T.C.D.R. BOOK 2024 PAGE 3513	T.C.D.R. BOOK 2025 PAGE 2277
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DETAIL A  
SCALE: 1" = 66.67'  
(3X SIZE)

<i>T.C.D.R.</i> <i>BOOK 503</i> <i>PAGE 243</i>
<i>T.C.D.R.</i> <i>BOOK 395</i> <i>PAGE 756</i>

T.C.D.R.  
BOOK 2023  
PAGE 1116

NE CORNER  
SEC 4, T32N, R9W  
SET 5/8" REBAR AS PER T.C.S.R. BOOK 2023S, PAGE 34  
15" POST OAK, N 85° E, 45.5'  
17" CEDAR, N 78° W, 45.5'  
12" & 12" DOUBLE POST OAK, N 50° W, 66.3'

P.O.B. TRACT A  
S 02°04'51" W  
245.83'  
N 89°11'17" W  
53.11'  
49" E 452.18'

T.C.D.R.  
BOOK 201  
PAGE 1032

TRACT A  
0.62± Acres

SW CORNER, E 1/2, LOT 2, NE 1/4  
SEC 4, T32N, R9W  
FOUND IRON PIN BY PLS 2290  
3" WHITE OAK, N 40° E, 4.5'  
6" WHITE OAK, S 57° E, 4.3'

TRACT B  
89.09± Acres

T.C.D.R.  
BOOK 2019  
PAGE 1032

SE CORNER, NE 1/4  
SEC 4, T32N, R9W  
FOUND IRON PIN BY PLS 2290  
(SEE MLS DOC. NO. 600-107060) -

SW CORNER, E 1/2, N 1/2, N 1/2, SE 1/4  
SEC 4, T32N, R9W  
FOUND IRON PIN BY PLS 2290

SE CORNER, N 1/2, N 1/2, N 1/2, SE 1/4  
SEC 4, T32N, R9W  
SET 1/2" REBAR

SE CORNER  
SEC 4, T32N, R9W  
DOUBLE PROPORTIONED CORNER  
(SEE T.C.S.R. BOOK 2023S, PAGE 34)

**PROPERTY DESCRIPTIONS:**

TRACT A:

*A part of the East Half of Lot 2 of the Northeast Quarter of Section 4; Township 32 North; Range 9 West; of the 5th P.M., Texas County, Missouri, more particularly described as follows: Beginning at the Northwest Corner of said East Half of Lot 2 of the Northeast Quarter; thence S 89°11'17" E 1241.03 feet along the North line of said West Half of Lot 2 to an existing fence, as determined February 2026, also being the true place of beginning; thence S 02°04'51" W 245.83 feet, and S 00°55'13" W 203.39 feet, and S 75°52'25" E 10.58 feet, and S 88°35'06" E 53.24 feet along said existing fence line to the East line of said East Half of Lot 2; thence N 00°13'49" E 452.18 feet to the Northeast Corner of said East Half of Lot 2; thence N 89°11'17" W 53.11 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-11517 made by Carmack Surveying and Engineering.*

TRACT B:

*A part of the Northeast Quarter, and a part of the North Half of the North Half of the North Half of the Southeast Quarter of Section 4; Township 32 North; Range 9 West; of the 5th P.M., Texas County, Missouri, more particularly described as follows: Beginning at the Northwest Corner of the East Half of Lot 2 of said Northeast Quarter, also being the true place of beginning; thence S 89°11'17" E 1241.03 feet along the North line of said West Half of Lot 2 to an existing fence, as determined February 2026; thence S 02°04'51" W 245.83 feet, and S 00°55'13" W 203.39 feet, and S 75°52'25" E 10.58 feet, and S 88°35'06" E 53.24 feet along said existing fence line to the East line of said Northeast Quarter; thence S 00°13'49" W 2017.49 feet along said East line to the Southeast corner of said Northeast Quarter; thence S 00°13'24" W 328.30 feet along the East line of said Southeast Quarter to the Southeast corner of said North Half of the North Half of the North Half of the Southeast Quarter; thence N 89°17'09" W 1293.83 feet along the South line of said North Half of the North Half of the North Half of the Southeast Quarter to the Southwest corner of the East Half of the North Half of the North Half of the North Half of the Southeast Quarter; thence N 89°17'10" W 425.46 feet along the South line of the West Half the North Half of the North Half of the North Half of the Southeast Quarter to the centerline of Philips Creek, as determined February 2026; thence N 09°06'40" W 34.44 feet, and N 01°55'34" E 43.97 feet, and N 03°49'08" W 216.57 feet, and N 11°01'11" W 66.26 feet, and N 21°32'46" W 139.76 feet, and N 23°08'07" E 78.15 feet, and N 58°19'51" E 40.64 feet, and N 81°52'49" E 206.93 feet, and N 72°01'59" E 206.30 feet, and S 87°08'18" E 44.14 feet, all along said centerline to the West line of the East Half of Lot 1 of said Northeast Quarter; thence N 00°13'24" E 961.73 feet to the Southwest corner of the East Half of Lot 2 of the Northeast Quarter; thence N 00°13'26" E 1160.22 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-11517 made by Carmack Surveying and Engineering.*

**CARMACK SURVEYING AND ENGINEERING**  
12071 HWY. 32  
ROBY, MO. 65557  
PH: 417-458-4798

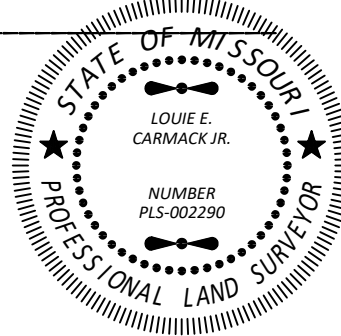
### SURVEYOR'S CERTIFICATION

I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2290, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

**C. OF A. NO. 2009021547.**

DATE FIELD WORK COMPLETED: 02/04/2026

LOUIE E. CARMACK JR.



***SURVEY FOR  
LIVING THE DREAM***

<i>DRAWN</i> <i>JCC</i>	<i>DATE</i> <i>02/04/2026</i>	<i>TEXAS COUNTY, MISSOURI</i>
<i>APPROVED</i> <i>LEC</i>	<i>DATE</i> <i>02/04/2026</i>	<i>TOWNSHIP 32 NORTH</i>
<i>SCALE</i> <i>1=200'</i>	<i>SHEET</i> <i>1 OF 1</i>	<i>RANGE 9 WEST</i>
		<i>SECTION 4</i>
		<i>PROJECT NO.</i>
		<i>C-11517</i>