

AFFILIATED SURVEYORS, INC.

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LAND SURVEYING

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March 30, 2022

RE: Block No. 5
J. Durst, A-15
Cherokee County, Texas

Tract Two DESCRIPTION

BEING 20.31 acres of land in BLOCK No. 5 of the JOHN DURST SURVEY, ABSTRACT No. 15, CHEROKEE COUNTY, TEXAS, and being a part of that Tract 1 called 33 acres S&E 0.287 & 4.579 acres and all of that Tract 2 called 4.78 acres from Frances Hicks to Robert Hicks on December 9, 2014 and recorded in Volume 2250, Page 583 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR, LR for Land Records, DR for Deed Records, PR for Plat Records): SAID tract described as follows: BEARINGS are based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations: All coordinates are U.S. Survey Feet, NAD83(2011) Epoch 2010.0000 per Trimble VRS Network Solutions: At the Point of Beginning (POB), the angle of convergence is 02°44'03" and the combined scale factor is 0.999924: To get geodetic bearings, rotate the bearings recited herein, clockwise, by the angle of convergence: All distances are grid and to get surface distances, divide the distances recited herein by the combined scale factor: w/cap = a plastic cap marked Affiliated Surveyors: All bearings and distances of witness trees are from the corner to the center of the tree: SEE PLAT:

BEGINNING at a ½" steel rod found for the East corner of said 4.78 acres and an "ELL" corner of that Tract CHE-115 called 691.672 acres from TIN, Inc. to Crown Pine Timber 1, L.P. on October 30, 2007 in 1886/586, OR, same having a state plane coordinate with a Northing of 10583336.313 feet and an Easting of 3948781.930 feet, from which found "X" to the center on a 20" Cedar North 50° East, 10.0 feet;

THENCE South 65°37'11" West, with the Southeast line of said 4.78 acres and an interior line of said 691.672 acres, 329.41 feet to a ½" steel rod found for the South corner of said 4.78 acres and the East corner of that 1.473 acres from John & Susan Reece to State of Texas on September 4, 1987 in 1046/327, LR, same being in the East line of U.S. Highway No. 69;

THENCE with the East line of U.S. Highway No. 69 as follows:

North 31°47'11" West, 185.57 feet to a ½" steel rod w/cap set for the beginning of a curve to the left;

Northwesterly along said curve to the left, at 401.07 feet pass a point for the North corner of said 1.473 acres and the East corner of that 4.579 acres from Leo & Frances Hicks to State of Texas on December 27, 1988 in 1088/736, LR, for the West corner of said 4.78 acres and on the Southeast line of said 33 acres, from which a ½" steel rod found at a game fence corner for reference is North 65°23'58" East, 0.44 feet, at arc 875.77 feet pass ½" steel rod w/cap set on said arc, continuing in all with said total curve having a radius of 5879.58 feet, an arc length of 1349.19 feet, a delta of 13°08'52", and a long chord of North 38°21'32" West, 1346.23 feet to a concrete highway monument found for the end of said curve;

North 44°56'00" West, 341.45 feet to a point in a game fence corner for the West corner of this tract and the South corner of 11.34 acres, this day created (hereinafter shown as Tract One);

THENCE with the common lines of Tract One as follows:

North 39°17'51" East, 119.17 feet to a ½" steel rod w/cap set at a game fence corner;

North 19°00'28" East, 179.50 feet to a ½" steel rod w/cap set at a game fence corner;

South 56°27'57" East, 196.91 feet to a ½" steel rod w/cap set at a game fence corner;

North 64°46'57" East, 107.68 feet to a ½" steel rod w/cap set at a game fence corner;

South 62°52'41" East, 101.42 feet to a ½" steel rod w/cap set at a game fence corner;

North 58°55'10" East, 214.77 feet to a ½" steel rod w/cap set for the North corner of this tract, the East corner of Tract One, in the Northeast line of said 33 acres and an interior line of said 691.672 acres;

THENCE South 27°04'09" East, with the Northeast line of said 33 acres and an interior line of said 691.672 acres, at 596.87 feet pass a ½" steel rod w/cap set on line, continuing in all 1193.95 feet to a ½" steel rod w/cap set for the East corner of said 33 acres and the North corner of said 4.78 acres;

THENCE South 26°42'09" East, with the Northeast line of said 4.78 acres and an interior line of said 691.672 acres, 581.67 feet to the PLACE OF BEGINNING, and containing within these calls, 20.31 acres of land. This division is not subject to the Cherokee County, Texas Subdivision Ordinance under subsection "F(2)" of the Exception to the Plat section of said Ordinance. If this document 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.

Kristopher Morgan
Registered Professional Land Surveyor No. 5655