

AFFILIATED SURVEYORS, INC.

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LAND SURVEYING

Wayne Morgan
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Cherokee County, Texas
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January 18, 2023

RE: M. Able, A-51
Rusk County, Texas

Tract One DESCRIPTION

BEING 14.54 acres of land in the MARY ABLE SURVEY, ABSTRACT No. 51, RUSK COUNTY, TEXAS, and being a part of the residue of that 65.05 acres from Stanley Palmer to Stanley Palmer, Trustee on November 11, 2020 and recorded in Volume 3741, Page 73 of the Deed Records of Rusk County, Texas (hereinafter shown as volume/page, DR), with a reference description for said 65.05 acres in 1767/838, DR: 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°45'23" and the combined scale factor is 0.999985: 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: SEE PLAT:

BEGINNING at a 5/8" steel rod found for the most Westerly Southwest corner of said 65.05 acres in the Northeast line of State Highway No. 204 and an "ELL" corner of that 3.0 acres from H. D. Rawlinson et ux to State of Texas on October 6, 1938 in 325/420, DR, same having a state plane coordinate with a Northing of 10680056.648 feet and an Easting of 3957556.070 feet;

THENCE with the West line of said 65.05 acres and the East line of said 3.0 acres and State Highway No. 204 as follows:

North 53°17'14" West, 470.00 feet to a concrete highway monument found;

North 03°22'55" West, 206.06 feet to a 5/8" steel rod found for the Northwest corner of said 65.05 acres and Northeast corner of said 3.0 acres at the intersection of the East line of State Highway No. 204 with the South line of U. S. Highway No. 84 and in the South line of that 8.7 acres from Homer Rawlinson et ux to State of Texas on August 18, 1932 in 224/362, DR;

THENCE with the North line of said 65.05 acres and the South line of said 8.7 acres and U.S. Highway No. 84 as follows:

North 75°23'35" East, at 34.2 feet and 1.0 feet left pass a broken concrete highway monument found, continuing in all 282.14 feet to a 5/8" steel rod found;

South 83°00'47" East, 107.49 feet to a 5/8" steel rod found;

North 75°21'00" East, 250.07 feet to a 5/8" steel rod found;

North 53°29'43" East, 107.78 feet to a 5/8" steel rod found;

North 75°18'47" East, at 300.83 feet pass a concrete highway monument found on line, continuing in all 397.02 feet to a 1/2" steel rod w/cap set for the Northeast corner of this tract and the Northwest corner of 10.00 acres, this day created (hereinafter shown as Tract Two);

THENCE South 03°42'16" East, with the West line of Tract Two, at 762.43 feet pass a 1/2" steel rod w/cap set on line for reference, continuing in all 778.50 feet to a point in a creek for the Southeast corner of this tract, the Southwest corner of Tract Two, in the South line of said 65.05 acres and the North line of that Tract 3 called 5.4 acres from Byron O. Irwin to Byron Irwin, Trustee on June 13, 2019 in 3646/209, DR;

THENCE with the South line of said 65.05 acres and the North line of said 5.4 acres as follows:

South 87°13'00" West, 455.02 feet to a railroad spike found 1.2 feet South of a fence;

South 85°55'46" West, 122.58 feet to a 5/8" steel rod found for the most Southerly Southwest corner of said 65.05 acres and an "ELL" corner of said 3.0 acres in the East line of State Highway No. 204;

THENCE with the West line of said 65.05 acres and the East line of State Highway No. 204 and said 3.0 acres as follows:

North 04°20'11" West, 95.60 feet to a 5/8" steel rod found;

North 53°13'23" West, 99.85 feet to a 5/8" steel rod found;

South 36°44'42" West, 150.02 feet to the PLACE OF BEGINNING, and containing within these calls, 14.54 acres of land. This division is not subject to the Rusk County, Texas Subdivision Ordinance under Section 1 in Addendum to Order No. 2007-03-01CC stating "these rules only apply to a subdivision which creates two or more lots of five acres or less..." 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

