

FIELDNOTE DESCRIPTION

17.107 Acre Tract

Samuel L. Miller Survey, A-559

Cherokee County, Texas

Job No. 428770, Map No. C-8770BNDY-A, May 25, 2022

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FIELDNOTES to all that certain tract or parcel of land being 17.107 acres, located in the Samuel L. Miller Survey, A-559 in Cherokee County, Texas, and being all of the called 17.09 acre tract described in a Warranty Deed with Vendor's Lien from Sammy Jack Little and Melba Little to Dennis Busch and Mike W. Thomas, dated March 21, 2017 and recorded in Volume 2370, Page 271 of the Official Records of Cherokee County, Texas (ORCCT). Said 17.107 acre tract being more particularly described as follows:

BEGINNING at a concrete monument found in the northeast right of way line of F.M. Highway 241 (Variable Width ROW) for the northwest corner of said called 17.09 acre tract, same being the southwest corner of a called 7.60 acre tract described in Warranty Deed with Vendor's Lien from WJR Properties, LLC – Series 167 to James C. Quinn III and Joshua A. Chubb, dated January 25, 2021 and recorded in Volume 2612, Page 328, ORCCT, same being located in a recognized common line of said Samuel L. Miller Survey, A-559 and the Jesse T. Jones Survey, A-474, from which a double white oak found bears North 58°21' West a distance of 6.9 feet and a pine stump found bears North 49°09' East a distance of 7.5 feet;

THENCE North 86°19'49" East along the north line of said called 17.09 acre tract, the south line of said called 7.60 acre tract, the south line of the residue of a called 42.424 acre tract described in a Gift Warranty Deed from Frances Kay Milstead to Max L. Milstead, dated July 25, 2005 and recorded in Volume 1732, Page 114 ORCCT, and along said recognized common survey line, at a distance of 280.75 feet pass a laid over railroad spike found 1.9 feet left of line, and continuing **a total distance of 1220.78 feet** to a 1/2-inch iron rod with cap (ELS Surveying) set in the west right of way line of U. S. Highway 69 (Variable Width ROW) for the northeast corner of said called 17.09 acre tract and the southeast corner of said residue of called 42.424 acre tract, from which a concrete monument found bears South 86°19'49" West a distance of 2.14 feet;

THENCE along said west right of way line of U.S. Highway 69 as follows:

Along a curve to the right (having a radius of 1860.08 feet, a delta angle of 08°11'01", and a chord of South 23°43'59" East a distance of 265.45 feet) **an arc distance of 265.68 feet** to a concrete monument found;

South 20°11'22" East a distance of **511.45 feet** to a disturbed concrete monument found;

South 08°36'35" East a distance of **102.62 feet** to a disturbed concrete monument found;

South 20°12'03" East a distance of **149.90 feet** to a disturbed concrete monument found;

South 37°25'57" West a distance of **154.26 feet** to a disturbed concrete monument found at the intersection of said west right of way line of U.S. Highway 69 with said northeast right of way line of F.M. Highway 241;

THENCE along said northeast right of way line of F.M. Highway 241 as follows:

North 55°39'43" West a distance of **837.83 feet** to a 1/2-inch iron rod with cap (ELS Surveying) set, from which a 1/2-inch iron rod found bears South 51°47'29" West a distance of 3.96 feet;

North 49°35'13" West a distance of **100.50 feet** to a 1/2-inch iron rod found;

North 55°35'02" West a distance of **699.08 feet** to a 1/2-inch iron rod found;

North 61°23'52" West a distance of **101.46 feet** to a 1/2-inch iron rod found;

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North 55°30'35" West a distance of **49.58 feet** to the **POINT OF BEGINNING** and containing 17.107 acres.

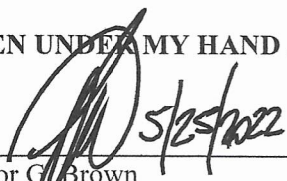
Basis of Bearings is referenced to the Texas State Plane Coordinate System, Texas Central Zone (4203) NAD83 (2011) as derived from GPS observations.

A plat accompanies these field notes.

Iron rods described herein as set are 1/2-inch iron rods with yellow plastic cap stamped "ELS Surveying".

I, Connor G. Brown, Registered Professional Land Surveyor, do hereby certify these field notes to be written from an actual on the ground survey made under my direction and supervision during May 2022.

GIVEN UNDER MY HAND AND SEAL, this the 25th day of May 2022.



Connor G. Brown
Registered Professional Land Surveyor
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