

AFFILIATED SURVEYORS, INC.

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LAND SURVEYING

Wayne Morgan
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Cherokee County, Texas
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May 6, 2024

RE: G. Ruddle, A-46
Cherokee County, Texas

DESCRIPTION

BEING 3.49 acres of land in the GEORGE RUDDLE SURVEY, ABSTRACT No. 46, CHEROKEE COUNTY, TEXAS, and being all of that called 3.43 acres from Harold Parker et al to Dustin & Amber Smith on July 25, 2018 and recorded in Volume 2453, Page 535 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR for Official Records, LR for Land Records, DR for Deed Records, PR for Plat Records) with a reference description in 326/480, DR: SAID tract described as follows: BEARINGS are based on other work in the area and transferred to the North line of said 3.43 acres with a resulting bearing of South 87°10' East: w/cap = a plastic cap marked Affiliated Surveyors or MORGAN 1969: w/washer = a stainless steel washer marked MORGAN 1969 or Affiliated Surveyors: SEE PLAT:

BEGINNING at a ½” steel rod w/cap set for the Southwest corner of said 3.43 acres, the Northwest corner of that 2.89 acres from W. C. & Naomi Hendrick to State of Texas on October 6, 1939 in 226/552, DR, the Northeast corner of that 6.88 acres from J. W. & Betty Dixon to State of Texas on October 10, 1939 in 237/246, DR, the Southeast corner of that 100’x100’ tract from Birda Parker to Paul Dixon on December 30, 2013 in 2202/778, OR, in the North line of State Highway No. 294 and within the occupied margins of County Road No. 2319, from which a concrete highway monument found for the beginning of a curve is North 86°13’19” West, 424.34 feet;

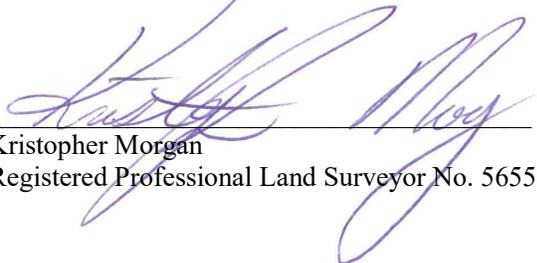
THENCE North 02°00’21” East, with the West line of said 3.43 acres and within the occupied margins of County Road No. 2319, at 99.92 feet and 4.03 feet left pass a ½” steel rod w/cap found for the Northeast corner of said 100’x100’ tract in the East line of that 16 acres S&E 100’x100’ tract from Lillian Dixon et al to Paul & Rebecca Dixon on October 1, 2001 in 1520/856, OR, continuing in all 577.60 feet to a ½” steel rod w/cap found on the East occupied margin of County Road No. 2319 for the Northwest corner of said 3.43 acres and an “ELL” corner of that 24.92 acres from Thelma Hendrick to Ronnie Hendrick on May 23, 1973 in 656/721, DR, from which a ½” steel rod w/cap found on the East occupied margin of County Road No. 2319 for the Northwest corner of said 24.92 acres is North 00°02’07” East, 22.56 feet, and from said the Northwest corner of said 24.92 acres, a ½” steel rod w/cap found for the Southwest corner of that 1.44 acres from Ronnie & Betty Hendrick to Dylan & Samantha Mabry on February 1, 2022 in 2676/279, OR, is North 00°27’33” East, 20.00 feet;

THENCE with the common lines of said 3.43 & 24.92 acres as follows:

South 87°10’ East, 307.75 feet to a ½” steel rod w/cap set at an old fence corner previously used and found leaning, from which a 60d nail w/washer found in the top of said leaning fence corner is South 37°04’52” West, 0.68 feet;

South 10°57’35” West, 587.01 feet to a ½” steel rod w/cap set for the Southeast corner of said 3.43 acres and the most Southerly Southwest corner of said 24.92 acres in the North line of State Highway No. 294 and said 2.89 acres, from which a concrete highway monument found is South 86°13’19” East, 683.95 feet;

THENCE North 86°13’19” West, with the South line of said 3.43 acres and the North line of State Highway No. 294 and said 2.89 acres, 216.46 feet to the to the PLACE OF BEGINNING, and containing within these calls, 3.49 acres of land, of which approximately 0.10 acres lies within the occupied margins of County Road No. 2319. 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

