

# AFFILIATED SURVEYORS, INC.

200 W. 5<sup>th</sup> St.  
Rusk, Texas 75785  
(903)683-2504  
Fax (903)683-6632  
Firm No. 10018300

## LAND SURVEYING

Wayne Morgan  
RPLS #1969  
Kristopher Morgan  
County Surveyor  
Cherokee County, Texas  
RPLS #5655  
Christopher P. Gluck  
RPLS #6448

October 28, 2021

RE: J. Smithers, A-789  
Cherokee County, Texas

### Tract Two DESCRIPTION

BEING 8.36 acres of land in the JOHN SMITHERS SURVEY, ABSTRACT No. 789, CHEROKEE COUNTY, TEXAS, and being a part of that tract called South  $\frac{1}{2}$  of 43  $\frac{2}{10}$  acres from Donald Dominy as Trustee to Donald Dominy, Jr., Michael Dominy, and Sharon Dominy on April 12, 1995 and recorded in Volume 1269, Page 280 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR, LR for Land Records, DR for Deed 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 static data and an OPUS solution through the NGS website: At the point of beginning, the angle of convergence is 02°36'28" and the combined scale factor is 0.9999644: 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: SEE OTHER DESCRIPTIONS:


BEGINNING at a  $\frac{1}{2}$ " steel rod w/cap set for the Northwest corner of said South  $\frac{1}{2}$ , the Southwest corner of that Tract called North  $\frac{1}{2}$  of 43  $\frac{2}{10}$  acres from Mattie Bell to Reba Stapleton on June 7, 1979 in 773/395, DR, and found by resurvey (hereinafter called Tract One) to be 25.08 acres, in the East line of that 134.970 acres from Fred & Betty Zorn to Kevin & Billie Blackwell on May 14, 1992 in 1196/193, OR, and on the approximate West margin of County Road No. 1707, same having a state plane coordinate with a Northing of 10669421.760 feet and an Easting of 3868299.754 feet;

THENCE North 87°06'44" East, with the North line of the South  $\frac{1}{2}$  and the South line of said Tract One and said North  $\frac{1}{2}$ , at 38.26 feet pass a  $\frac{1}{2}$ " steel rod w/cap set on the East occupied margin of County Road No. 1707 for reference, continuing in all 934.43 feet to a  $\frac{1}{2}$ " steel rod w/cap set for the Northeast corner of said South  $\frac{1}{2}$ , and the most Southerly Southeast corner of Tract One and said North  $\frac{1}{2}$ , and in the West line of that Exhibit B of Partition Deed for 7.371 acres from Royce Fletcher et al to Joan Landrum et al on June 30, 1992 in 1185/360, OR;

THENCE South 05°00'30" East, with the East line of said South  $\frac{1}{2}$  and the West line of said 7.371 acres, 386.58 feet to a  $\frac{1}{2}$ " steel rod w/cap set for the Southeast corner of this tract and the Northeast corner of 8.36 acres, this day created (hereinafter shown as Tract Three);

THENCE South 87°06'44" West, with the North line of Tract Three, at 911.49 feet pass a  $\frac{1}{2}$ " steel rod w/cap set on the East occupied margin of County Road No. 1707 for reference, continuing in all 951.23 feet to a  $\frac{1}{2}$ " steel rod w/cap set on the West occupied margin of County Road No. 1707 for the Southwest corner of this tract and the Northwest corner of Tract Three in the West line of said South  $\frac{1}{2}$  and the East line of that 47.415 acres from H.G. & Evelyn Fulton to Russell Ward on February 27, 1987 in 1027/289, LR;

THENCE North 02°31'02" West, with the West line of said South  $\frac{1}{2}$  and along the West occupied margin of County Road No. 1707, at 301.24 feet pass a  $\frac{3}{8}$ " steel rod found for the Northeast corner of said 47.415 acres and the Southeast corner of said 134.970 acres, continuing in all 386.33 feet to the PLACE OF BEGINNING, and containing within these calls, 8.36 acres of land of which approximately 0.38 acres lies within the occupied margins of County Road No. 1707. This division is not subject to the Cherokee County, Texas Subdivision Ordinance under subsection "K(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.

  
Christopher P. Gluck  
Registered Professional Land Surveyor No. 6448

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RE: J. Smithers, A-789  
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### Tract Three DESCRIPTION

BEING 8.36 acres of land in the JOHN SMITHERS SURVEY, ABSTRACT No. 789, CHEROKEE COUNTY, TEXAS, and being a part of that tract called South  $\frac{1}{2}$  of 43  $\frac{2}{10}$  acres from Donald Dominy as Trustee to Donald Dominy, Jr., Michael Dominy, and Sharon Dominy on April 12, 1995 and recorded in Volume 1269, Page 280 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR, LR for Land Records, DR for Deed 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 static data and an OPUS solution through the NGS website: At the point of beginning, the angle of convergence is 02°36'28" and the combined scale factor is 0.9999644: 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: SEE OTHER DESCRIPTIONS:

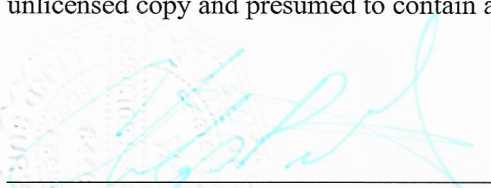
BEGINNING at a  $\frac{1}{2}$ " steel rod w/cap set for the Southwest corner of this tract and the Northwest corner of 8.36 acres, this day created (hereinafter shown as Tract Four) in the West line of said South  $\frac{1}{2}$  and the East line of that 47.415 acres from H.G. & Evelyn Fulton to Russell Ward on February 27, 1987 in 1027/289, LR, and near the West occupied margin of County Road No. 1707, same having a state plane coordinate with a Northing of 10668656.555 feet and an Easting of 3868333.392 feet, from which a  $\frac{1}{2}$ " iron pipe found for the Southeast corner of said 47.415 acres and the Southwest corner of said South  $\frac{1}{2}$  and Tract Four is South 02°31'02" East, 379.13 feet;

THENCE North 02°31'02" West, with the West line of said South  $\frac{1}{2}$  and the East line of said 47.415 acres, 379.62 feet to a  $\frac{1}{2}$ " steel rod w/cap set for the Northwest corner of this tract and the Southwest corner of 8.36 acres, this day created (hereinafter shown as Tract Two), and on the West occupied margin of County Road No. 1707;

THENCE North 87°06'44" East, with the South line of Tract Two, at 39.74 feet pass a  $\frac{1}{2}$ " steel rod w/cap set on the East occupied margin of County Road No. 1707 for reference, continuing in all 951.23 feet to a  $\frac{1}{2}$ " steel rod w/cap set for the Southeast corner of Tract Two, the Northeast corner of this tract, in the East line of said South  $\frac{1}{2}$  and the West line of that Exhibit B of Partition Deed for 7.371 acres from Royce Fletcher et al to Joan Landrum et al on June 30, 1992 in 1185/360, OR;

THENCE South 05°00'30" East, with the East line of said South  $\frac{1}{2}$  and the West line of said 7.371 acres, 379.87 feet to a  $\frac{1}{2}$ " steel rod w/cap set for the Southeast corner of this tract and the Northeast corner of Tract Four;

THENCE South 87°06'44" West, with the North line of Tract Four, at 929.67' pass a  $\frac{1}{2}$ " steel rod w/cap set on the East occupied margin of County Road No. 1707 for reference, continuing in all 967.74 feet to the PLACE OF BEGINNING, and containing within these calls, 8.36 acres of land of which approximately 0.40 acres lies within the occupied margins of County Road No. 1707. This division is not subject to the Cherokee County, Texas Subdivision Ordinance under subsection "K(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.

  
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### Tract Four DESCRIPTION

BEING 8.36 acres of land in the JOHN SMITHERS SURVEY, ABSTRACT No. 789, CHEROKEE COUNTY, TEXAS, and being a part of that tract called South  $\frac{1}{2}$  of 43  $\frac{2}{10}$  acres from Donald Dominy as Trustee to Donald Dominy, Jr., Michael Dominy, and Sharon Dominy on April 12, 1995 and recorded in Volume 1269, Page 280 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR, LR for Land Records, DR for Deed 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 static data and an OPUS solution through the NGS website: At the point of beginning, the angle of convergence is 02°36'28" and the combined scale factor is 0.9999644: 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: SEE OTHER DESCRIPTIONS:

BEGINNING at a  $\frac{1}{2}$ " iron pipe found on the Southwest side of a 90° turn in County Road No. 1707 for the Southwest corner of said South  $\frac{1}{2}$ , the Southeast corner of that 47.415 acres from H.G. & Evelyn Fulton to Russell Ward on February 27, 1987 in 1027/289, LR, and in the North line of that 8.207 acres from Don & Genevia Winslow to Vearl Rodgers on October 26, 1988 in 1403/72, OR, same having a state plane coordinate with a Northing of 10668277.789 feet and an Easting of 3868350.043 feet;

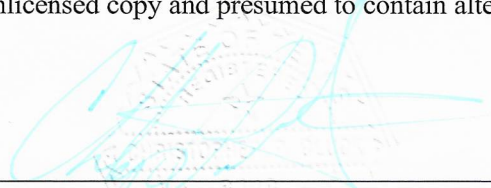
THENCE North 02°31'02" West, with the West line of said South  $\frac{1}{2}$  and the East line of said 47.415 acres, 379.13 feet to a  $\frac{1}{2}$ " steel rod w/cap set for the Northwest corner of this tract and the Southwest corner of 8.36 acres, this day created (hereinafter shown as Tract Three), and within the occupied margins of County Road No. 1707;

THENCE North 87°06'44" East, with the South line of Tract Three, at 38.07 feet pass a  $\frac{1}{2}$ " steel rod w/cap set on the East occupied margin of County Road No. 1707 for reference, continuing in all 967.74 feet to a  $\frac{1}{2}$ " steel rod w/cap set for the Northeast corner of this tract, the Southeast corner of Tract Three, in the East line of said South  $\frac{1}{2}$ , and the West line of that Exhibit B of Partition Deed for 7.371 acres from Royce Fletcher et al to Joan Landrum et al on June 30, 1992 in 1185/360, OR;

THENCE South 05°00'30" East, with the East line of said South  $\frac{1}{2}$ , passing the Southwest corner of said 7.371 acres and the most Westerly Northwest corner of that Tract One called 51.598 acres from R&T Fletcher Properties, LLC to James & Brenda Yanker on November 5, 2010 in 2042/702, OR, continuing in all 366.39 feet to a  $\frac{3}{4}$ " iron pipe found for an angle point in the West line of said 51.598 acres, the Southeast corner of said South  $\frac{1}{2}$ , and the Northeast corner of that Tract Two called 10 acres in 2042/702, OR;

THENCE South 86°04'10" West, with the South line of said South  $\frac{1}{2}$  and the North line of said 10 acres, 244.90 feet to a  $\frac{3}{8}$ " steel rod found for the Northwest corner of said 10 acres and the Northeast corner of that 5.70 acres from Judd Zollner, through Tara Hebert to Kimberly Mears on October 10, 2014 in 2242/368, OR, from which found "X" to the center on a 23" Ash South 36° West, 6.3 feet and to the center on a 10" Elm North 30° East, 2.2 feet;

THENCE South 86°27'03" West, with the South line of said South  $\frac{1}{2}$  and entering County Road No. 1707, at 413.03 feet pass a  $\frac{3}{8}$ " steel rod found for the Northwest corner of said 5.70 acres and the Northeast corner of said 8.207 acres, continuing in all and exiting County Road No. 1707, 738.94 feet to the PLACE OF BEGINNING, and containing within these calls, 8.36 acres of which approximately 0.75 acres lies within the occupied margins of County Road No. 1707. This division is not subject to the Cherokee County, Texas Subdivision Ordinance under subsection "K(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.

  
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