

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

AFFILIATED SURVEYORS, INC.

LAND SURVEYING

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

November 27, 2018

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

Tract Two DESCRIPTION

BEING 44.14 acres of land in Block No. 5 OF THE JOHN DURST SURVEY, ABSTRACT No. 15, CHEROKEE COUNTY, TEXAS, and being a part of that 89.4 acres from Leslie Kennedy et ux to Ron Rose on January 8, 2018 and recorded in Volume 2415, Page 333 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR, DR for Deed Records, LR for Land 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 GPS data and an OPUS solution through the NGS website: To get geodetic bearings, rotate the bearings recited herein, clockwise, 02°43'20": All distances are grid and to get surface distances, divide the distances by 0.99993097: w/cap = a plastic cap marked Affiliated Surveyors: SEE PLAT:

BEGINNING at a ½" steel rod w/cap found for Northeast corner of said 89.14 acres, the Southeast corner of that 40' Strip South of Centerline from C.E. Mallory to State of Texas on December 3, 1929 in 139/470, DR and at the intersection of the West line of that Exhibit B, Tract 3 called 230 acres in Partition Deed from Ronald L. Averitte and Laura Averitte, Trustees et al to Ronald L. Averitte and Laura Averitte, Trustees on October 5, 2011 in 2084/4958, OR, with reference description in Tract 1 for 230 acres in 162/388, DR, with the South line of old Highway No. 21, same having a state plane coordinate with a Northing of 10604125.236 feet and an Easting of 3941912.076 feet;

THENCE with the common lines of said 89.14 and 230 acres as follows:

South 02°44'38" East, 2051.04 feet to a ½" steel rod w/cap found for the Southeast corner of said 102.6 acres and an "ELL" corner of said 230 acres, from which the center of a 45" Red Oak snag found for a witness tree is North 12°37' West, 13.89 feet;

South 87°16'40" West, 904.75 feet to a 1/2" steel rod w/cap set for the Southwest corner of this tract and the Southeast corner of that 45.00 acres, this day created (hereinafter shown as Tract One);

THENCE with the common lines of Tract One as follows:

North 02°44'04" West, 1908.71 feet to a 1/2" steel rod w/cap set;

South 87°15'22" West, 308.51 feet to a 1/2" steel rod w/cap set;

North 02°44'38" West, 198.64 feet to a 1/2" steel rod w/cap set for the Northeast corner of Tract One and the most Northerly Northwest corner of this tract in the North line of said 89.14 acres and the South line of said 40' Strip;

THENCE with the North line of said 89.14 acres and the South line of said 40' Strip as follows:

South 88°29'52" East, at 192.62 feet and 40.00 feet left pass a concrete highway monument found in the center of old Highway No. 21, continuing in all 544.12 feet to a ½" steel rod w/cap found for the beginning of a curve to the left;

Northeasterly along said curve to the left, at arc length of 18.9 feet and 40.00 feet left pass a concrete highway monument found in the center of old Highway No. 21, continuing in all with total curve having a radius of 5769.58 feet, an arc length of 409.19 feet, a delta of 04°03'49", and a long chord of North 88°50'58" East, 409.10 feet to a ½" steel rod w/cap set for the end of said curve;

North 88°21'03" East, and at approximately 103 feet cross the center of Larrison Creek, continuing in all 261.43 feet to the PLACE OF BEGINNING, and containing within these calls, 44.14 acres of land. 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

Block No. 5 John Durst Grant Abstract No. 15 Cherokee County, Texas

4.68 Ac. Total, of which 1.38 Ac. was conveyed by H.L. Maddux in 140/235, DR, conveying 3.3 Acres
Judgment No. 3327 County Court of Cherokee County, Texas
State of Texas vs. D.C. Hill et al ux 140/235
468/232

1.88 Ac. of which 1.58 Ac. is in Existing Highway conveying 0.026 Ac.
Edith Skinner Boyd et al ux
May 21, 1957
468/232

2.00 Acres
Shelby Whitaker
Smith, et al
Chester D. Whitaker
May 31, 2017
2380/231
Reference: 180/718

2.06 Acres
Gerardo Guerra Solo
Roman Perez
November 5, 2013
2156/711

4.081 Acres
Doyle P. Clark et al ux
to Ann Clark
Bryce Ray Johnson
April 14, 2003
1594/221

First Tract, 1.833 Acres
Philip A. Clark et al ux
Walter Booker LaMette, III and Barbara LaMette
February 10, 2010
2008/722

Third Tract, 1.785 Acres
2008/722

Second Tract, 7.323 Acres
2008/722

1.4 Ac.
H.L. Maddux et ux
State of Texas
June 26, 1929
140/235

40' Strip North of Centerline
to Texas
June 26, 1929
140/235

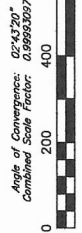
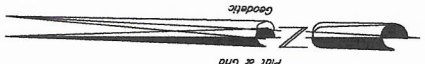
at Arc Length 18.90' and Left 40.00' Fnd. C.H.M.

Partition Deed, Exhibit B, Tr. 2, 378 Ac. Ronald L. Averitte and Laura Averitte, Trustees of the Ronald L. Averitte Living Trust, et al to Edith Crosby Rose et al
2084/435
Reference Tr. 2, 378 Ac. 162/388

Tr. 1, 13.7 Ac. w/8 Easements to State of Texas July 18, 1957 430/183

7.6 Ac. 40' Strip North of Centerline to State of Texas June 26, 1929 140/230

Partition Deed, Exhibit B, Tr. 3, 230 Ac. Ronald L. Averitte and Laura Averitte, Trustees of the Ronald L. Averitte Living Trust, et al to Ronald L. Averitte and Laura Averitte, Trustees of the Ronald L. Averitte Living Trust, et al
2084/485
Reference Tr. 1, 230 Ac. 162/388



Angle of Convergence: 89°41'39"
Combined Scale Factor: 0.99993307

PLAT

SHOWING A BOUNDARY SURVEY AND DIVISION OF 88.14 ACRES OF LAND IN BLOCK NO. 5 OF THE JOHN DURST GRANT, ABSTRACT NO. 15, CHEROKEE COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 88.14 ACRES FROM LESLIE KENNEDY ET UX TO RON ROSE ON JANUARY 8, 2018 AND RECORDED IN VOLUME 2415, PAGE 333 OF THE OFFICIAL RECORDS OF CHEROKEE COUNTY, TEXAS.

For: Mr. Ron Rose
Job No. 71-2618-143
Surveyed and Returned to the State of Texas
Field Book No. 165/19

NOTES: Surveyor did not abstract tracts for ownership or easements. Bearings are based on the Texas Coordinate System. All distances are in feet. To get geodetic bearings, rotate the bearing shown hereon clockwise, 02°43'29". All distances are in feet and to get surface distances, divide the distances shown hereon by 0.99993307. W/cap = a plastic cap marked Affiliated Surveyors. Set = Set a 1/2" diameter iron pipe in the ground. Note the fence and the boundary line shown hereon. See Written Descriptions.

Notes on Right-of-Way construction of State Highway No. 21 and Old Highway 21, along the North line of Tract 1 and Tract 2.

The North line of the 102.6 acres in 56/317, DR, of which this 88.14 acres is a part of, fell within the occupied margins of the old Highway No. 21 (between Highway No. 21 and Highway No. 21) and contained the Old San Antonio River. The Right-of-Way of Highway No. 21 was conveyed to the State of Texas in 1929 and recorded in 139/470, DR, a 40' strip of land was conveyed that is South of the described centerline for old Highway No. 21. Likewise, a 40' strip of land was conveyed that is North of the described centerline for old Highway No. 21 and is described in 140/235, DR and 140/230, DR, thus creating the Right-of-Way of the original location of Highway No. 21. In 1957, this State of Texas Right-of-Way was divided into two tracts, Tract 1 and Tract 2, as New Location of State Highway No. 21. 468/232, DR describes a portion of land as in 139/470, but also conveys a triangular shaped tract containing 0.026 acres of new Right-of-Way of land as in the called 102.6 acres. This triangular tract is located near the Northwest corner of the residue of the 102.6 acres of the Right-of-Way of Highway No. 21. The Right-of-Way of Highway No. 21 was conveyed by Edith Crosby Rose et al to the State of Texas on July 18, 1957 and recorded in 430/183, DR. With the taking of the new Right-of-Way, the State of Texas appears to have retained the Right-of-Way of Highway No. 21 and the location of the Right-of-Way of Highway No. 21. This strip is part of a 378-acre tract described in 162/388, DR, is hatched and shown hereon.

I, Christopher P. Gluck, do hereby state that this plat represents a boundary survey and division made on the ground for Mr. Ron Rose and that in accordance with the information and instructions furnished me, some correctly represents the facts as found at the time of survey. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTY IS NOT AUTHORIZED. THIS SURVEY IS NOT TO BE USED IN ANY MANNER THAT COULD BE CONSIDERED AN UNLICENSED COPY AND PRESUMED TO CONTAIN ALTERED OR UNAUTHORIZED MATERIAL.

Prepared By:
Affiliated Surveyors, Inc.
P.O. Box 839
Cherokee County, Texas 75612
Phone: (903) 683-2504
Fax: (903) 683-6632
www.affiliatedsurveyors.com

Christopher P. Gluck
Registered Professional Land Surveyor No. 8448
November 27, 2018

2017-32A

Tract 2
44.14 Acres
Surveyed

Tract 1
45.00 Acres
Surveyed

CURVE	CHORD	ARC LENGTH	CHORD BEARING	BEARING ANGLE
C1	584.54'	205.82'	S 88°16'40" W	7°03'31"
C2	1869.88'	246.75'	N 88°03'03" E	1°06'21"
C3	1869.88'	36.09'	S 88°03'03" E	4°03'49"
C4	5769.58'	409.19'	N 88°21'03" E	281.43'

LINE	BEARING	DISTANCE
L5	N 82°20'40" E	272.35'
L6	N 13°55'27" W	204.35'
L7	N 1°55'22" W	223.55'
L8	N 12°25'35" W	275.07'
L9	N 12°42'33" W	198.41'
L10	N 13°55'27" W	65.48'
L11	N 88°21'03" E	281.43'