

AFFILIATED SURVEYORS, INC.

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LAND SURVEYING

Wayne Morgan
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Cherokee County, Texas
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RPLS #6448

October 5, 2018

RE: H. Kimble or J. Dill, A-13
Cherokee County, Texas

Tract Two DESCRIPTION

BEING 84.07 acres of land in the HELENA KIMBLE OR JAMES DILL SURVEY, ABSTRACT No. 13, CHEROKEE COUNTY, TEXAS, and being a part of that 150 acres S&E 40 acres from Bonnie Land Heath to Penney Rhea, Trustee on June 14, 2016 and recorded in Volume 2327, Page 66 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR, DR for Deed Records) with a reference description for said 150 acres in 36/518, 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 static GPS data and an OPUS solution through the NGS website: At the point of beginning, the angle of convergence is 02°43'30" and the combined scale factor is 0.9999362: To get geodetic bearings, rotate the bearings recited herein 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 1 ½" iron pipe found in the North line of said 150 acres for the Northwest corner of said 40 acres save and excepted from said 150 acres and an "ELL" corner of that 121.088 acres from Otis Winfree, III to Anthony Easley et ux on July 15, 1991 in 1156/539, OR, same having a state plane coordinate with a Northing of 10616205.341 feet and an Easting of 3941673.922 feet;

THENCE with the lower West line of said 121.088 and 40 acres as follows:

South 02°52'42" East, 746.53 feet to a ½" steel rod w/cap set;

South 02°39'09" East, 902.73 feet to a 1 ½" iron pipe found for the Southwest corner of said 121.088 & 40 acres in the South line of said 150 acres and the Southeast corner of this tract, in the North line of that 100 acres from William Warner et ux to Andrew Grammar on July 9, 1999 in 1429/752, OR, same being in the North occupied margin of County Road No. 2501 or Sand Flat Road;

THENCE South 87°20'48" West, with the South line of said 150 acres, the North line of said 100 acres, and entering the occupied margins of County Road No. 2501 or Sand Flat Road, 2219.28 feet to a 60d nail w/washer set for the Southwest corner of this tract and the Southeast corner of 26.70 acres, this day created (hereinafter shown as Tract One);

THENCE North 02°46'45" West, with the East line of Tract One, at 16.76 feet pass a ½" steel rod w/cap set on the occupied North margin of County Road No. 2501 or Sand Flat Road for reference, continuing in all 1649.25 feet to a ½" steel rod w/cap set for the Northwest corner of this tract and the Northeast corner of Tract One in the North line of said 150 acres and the South line of that 87 acres from Harold Heath to Loretta Holbrook on February 2, 1974 in 675/687, DR, with a reference description in 252/364, DR;

THENCE North 87°20'48" East, with the North line of said 150 acres, at 1527.54 feet pass a 1 ½ iron pipe found for the Southeast corner of said 87 acres and the most Westerly Southwest corner of said 121.088 acres, continuing in all 2219.98 feet to the PLACE OF BEGINNING, and containing within these calls, 84.07 acres of land of which approximately 0.43 acres lies within the occupied margins of County Road No. 2501 or Sand Flat Road. 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