

AFFILIATED SURVEYORS, INC.

200 W. 5th 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

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

1.184 Ac. of which 1.169 Ac. is in
Existing Highway covering 0.026 Ac.
Ethel Shiner Boyd et al
State of Texas
May 21, 1957
489/232

4.66 Ac. Total, of which 1.30 Ac. was
conveyed by H.L. Mendler in 140/235, DR,
conveying 3.3 Acres
Judgment No. 3327 County Court of
Cherokee County, Texas
State of Texas vs. D.C.L.C. Hill et al
July 6, 1957
476/288

1.4 Ac.
40' Strip North of Centerline
to Texas
State June 26, 1929
140/235

3.00 Acres
Sheleya Whitener
Smiley, et al
Chester D. Whitener
May 31, 2017
2380/237
Reference Tr. 1862/718

2.068 Acres
Gerardo Guerra Solo
November 5, 2013
2158/711

4.081 Acres
Doyle P. Clark et al
BBY Roy to
April 14, 2003
1594/221

1.863 Acres
Philip A. Clark et al
Beverly L. Clark et al
February 10, 2010
2008/722

1.785 Acres
Walter Booker, Loretta, III and
Sandra L. Booker
February 10, 2010
2008/722

7.323 Acres
Second Tract
2008/672

1.821 Acres
Ethel Shiner Boyd and
Norma L. Boyd
November 13, 1943

100 Acres and 70 Acres
Ethel Shiner Boyd and
Charles E. Malloy
Probate Records of Cherokee County, Texas
November 13, 1943

100 Acres
Ethel Shiner Boyd and
Charles E. Malloy
C.E. Malloy
January 12, 1919
56/217

89.14 Acres
Leslie Kennedy et al
Ron Rose
Jan. 6, 2018
2415/333

89.14 Acres
Lennie Kennedy et al
Ron Rose
Jan. 6, 2018
2415/333

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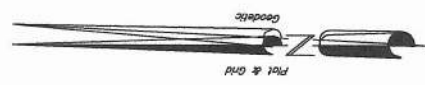
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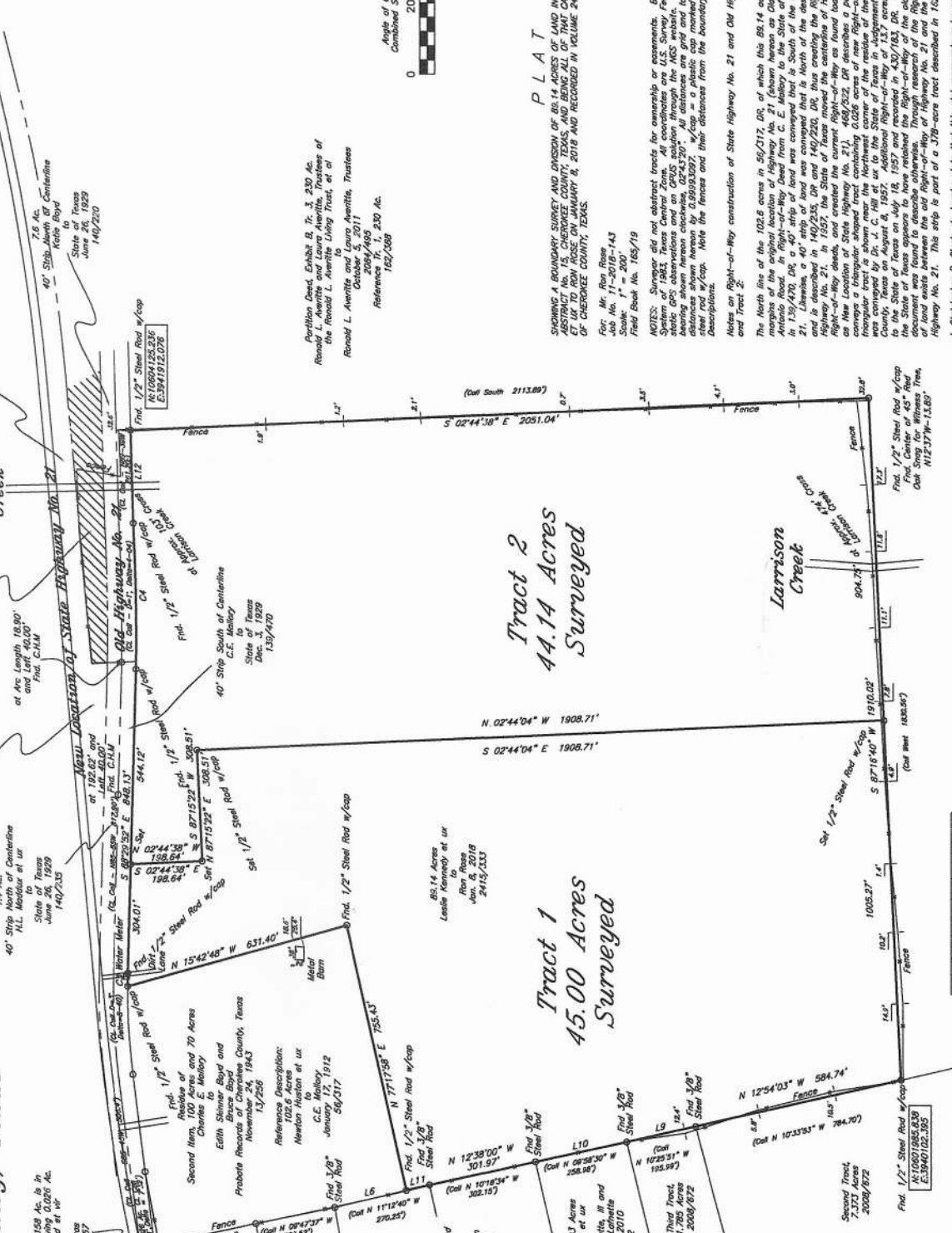
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Jan. 6, 2018
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Tract 2
44.14 Acres
Surveyed

Tract 1
45.00 Acres
Surveyed



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L5 | N 82°10'40" E | 212.36' |
| L6 | N 13°55'47" W | 204.95' |
| L7 | N 11°55'22" W | 223.55' |
| L8 | N 12°25'35" W | 275.07' |
| L9 | N 12°42'33" W | 188.41' |
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