

AFFILIATED SURVEYORS, INC.

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LAND SURVEYING

Wayne Morgan
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Cherokee County, Texas
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RPLS #6448

January 18, 2023

RE: M. Able, A-51
Rusk County, Texas

Tract Three DESCRIPTION

BEING 10.00 acres of land in the MARY ABLE SURVEY, ABSTRACT No. 51, RUSK COUNTY, TEXAS, and being a part of the residue of that 65.05 acres from Stanley Palmer to Stanley Palmer, Trustee on November 11, 2020 and recorded in Volume 3741, Page 73 of the Deed Records of Rusk County, Texas (hereinafter shown as volume/page, DR), with a reference description for said 65.05 acres in 1767/838, 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 Trimble VRS Network Solutions: At the Point of Beginning (POB), the angle of convergence is 02°45'34" and the combined scale factor is 0.999985: 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:

COMMENCING at a ½" steel rod w/cap set for the Southeast corner of said 65.05 acres and 10.00 acres, this day created (hereinafter shown as Tract Six), same having a state plane coordinate with a Northing of 10680192.730 feet and an Easting of 3960538.859 feet;

THENCE with the South line of said 65.05 acres and the North occupied line of that Tract 4 called 35 acres from Byron Irwin to Byron Irwin, Trustee on June 13, 2019 in 3646/209, DR, and the North occupied line of that called 35 acres from Byron Irwin to Byron Irwin, Trustee on June 13, 2019 in 3646/206, DR, as follows:

South 87°35'06" West, at 390.79 feet pass a ½" steel rod w/cap set for the Southwest corner of Tract Six and the Southeast corner of 10.00 acres, this day created (hereinafter shown as Tract Five), at 791.50 feet pass a ½" steel rod w/cap set for the Southwest corner of Tract Five and the Southeast corner of 10.00 acres, this day created (hereinafter shown as Tract Four), continuing in all 983.96 feet to a ½" steel rod w/cap set for angle point;

South 84°50'05" West, 243.17 feet to a ½" steel rod w/cap set for the Southwest corner of Tract Four and the POINT OF BEGINNING of this tract, same having a state plane coordinate with a Northing of 10680129.376 feet and an Easting of 3959313.596 feet;

THENCE South 84°50'05" West, with the South line of said 65.05 acres and the North occupied line of said 35 acres in 3646/206, DR, 479.22 feet to a ½" steel rod w/cap set for the Southwest corner of this tract and the Southeast corner of 10.00 acres, this day created (hereinafter shown as Tract Two);

THENCE North 03°42'16" West, with the East line of Tract Two, 865.30 feet to a ½" steel rod w/cap set for the Northwest corner of this tract, the Northeast corner of Tract Two, in the North line of said 65.05 acres and the South line of 0.4 acres called to be 15' of right-of-way adjoining present right-of-way between station 24+00 & 30+00 from H.D. Rawlinson et ux to State of Texas on September 16, 1935 in 274/443, DR;

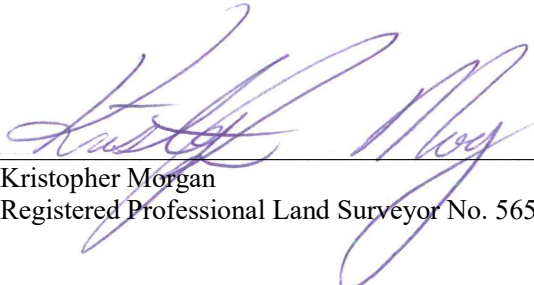
THENCE with the North line of said 65.05 acres and the South line of said 0.4 acres and U.S. Highway No. 84 as follows:

North 75°24'55" East, 368.32 feet to a 5/8" steel rod found;

North 14°13'43" West, 15.93 feet to a broken concrete highway monument found for an "ELL" corner of said 0.4 acres and said 65.05 acres and in the South line of U.S. Highway No. 84 and that 8.7 acres from Homer Rawlinson et ux to State of Texas on August 18, 1932 in 224/362, DR;

THENCE North 75°20'00" East, with the North line of said 65.05 acres and the South line of said 8.7 acres and U.S. Highway No. 84, 122.50 feet to a ½" steel rod w/cap set for the Northeast corner of this tract and the Northwest corner of Tract Four;

THENCE South 03°42'16" East, with the West line of Tract Four, 961.56 feet to the PLACE OF BEGINNING, and containing within these calls, 10.00 acres of land. This division is not subject to the Rusk County, Texas Subdivision Ordinance under Section 1 in Addendum to Order No. 2007-03-01CC stating "these rules only apply to a subdivision which creates two or more lots of five acres or less...." 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

