

AFFILIATED SURVEYORS, INC.

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LAND SURVEYING

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

December 15, 2022

RE: N. Hamilton, A-372
R. Linnard, A-519
Cherokee County, Texas

Tract Two DESCRIPTION

BEING 30.47 acres of land, lying partly in the NATHAN HAMILTON SURVEY, ABSTRACT No. 372 AND PARTLY IN THE ROBERT LINNARD SURVEY, ABSTRACT No. 519, CHEROKEE COUNTY, TEXAS, and being a part of the residue of that Tract 2 called 60 acres from Mona Pearson to Ricky Channel & Randal Kennedy, Jr. on October 25, 2013 and recorded in Volume 2195, Page 247 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR, LR for Land Records, DR for Deed Records, PR for Plat Records), and originally described as Lot 4, 60 acres from Laura Hughes et al to Ray McGee et al on August 27, 1937 in 208/399, 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°39'06" and the combined scale factor is 0.9999356: 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: w/washer = a stainless steel washer marked Affiliated Surveyors: w/GL cap = a plastic cap marked Goodwin-Lassiter Surveying: All bearings and distances of witness trees are from the corner to the center of the tree or stump hole: SEE PLAT:

BEGINNING at a ½" steel rod w/GL cap found for the Northeast corner of Pearson at the intersection of the East line of the HAMILTON and the West line of the LINNARD with the Southeast line of Farm-to-Market Road No. 23 and an angle point in the West line of that Tract 3 called 46.441 acres from Forestay Real Estate Group, Inc. to Brampton-Indian Head, LP on April 15, 2014 in 2216/397, OR, same having a state plane coordinate with a Northing of 10622146.747 feet and an Easting of 3897207.670 feet;

THENCE South 02°31'38" East, with the most Northerly East line of Pearson and the HAMILTON and the West line of said 46.441 acres and the LINNARD, 547.95 feet to a ½" steel rod found in a broken 3" round concrete monument for the Southwest corner of said 46.441 acres and an "ELL" corner of Pearson, from which found "X" to the center on a 17" Red Oak snag South 54° East, 22.5 feet and on a 22" Red Oak North 28° West, 18.6 feet;

THENCE North 87°25'21" East, with the most Easterly North line of Pearson and the South line of said 46.441 acres, 749.22 feet to a Sheffield Steel concrete monument 1769-5 found for the Southeast corner of said 46.441 acres and the most Westerly Southwest corner of that 101.353 acres from Troy Nguyen to Artesian Acres on December 29, 2017 in 2414/77, OR, from which found "X" to the center on a 23" Pine North 84° West, 16.0 feet;

THENCE with the common lines of said 101.353 acres and Pearson as follows:

North 88°26'28" East, 296.96 feet to a 3" square concrete monument found with a 3/8" steel rod in the center for the most Easterly Northeast corner of Pearson;

South 02°40'41" East, at 177.5 feet and 0.3 feet right pass a 3/8" steel rod, 5 feet tall found, at 314.2 feet pass a 3/8" steel rod, 5 feet tall found on line, at 710.1 feet and 2.4 feet right pass a 3/8" steel rod, 5 feet tall found, at 846.6 feet and 1.26 feet right pass a 3/8" steel rod, 5 feet tall found, at 1152.4 feet pass a 3/8" steel rod, 5 feet tall found on line, continuing in all 1282.34 feet to a 3" square concrete monument with a 3/8" steel rod in the center found for the Southwest corner of said 101.353 acres, the most Easterly Southeast corner of Pearson, and an angle point in the North line of that 200.072 acres from Helen Barnhart to Hilton Outdoors, Inc. on August 30, 2016 in 2339/34, OR, from which found "X" to the center on an 18" Post Oak North 60° West, 14.3 feet;

THENCE South 87°16'48" West, with the most Easterly South line of Pearson and the North line of said 200.072 acres, 852.38 feet to a ½" steel rod w/cap set for the Southwest corner of this tract and an "ELL" corner of 19.23 acres, this day created (hereinafter shown as Tract One);

THENCE with the East line of Tract One as follows:

North 15°07'56" West, crossing the West line of the LINNARD and the East line of the HAMILTON, 1321.33 feet to a ½" steel rod w/cap set;

North 02°31'38" West, 462.57 feet to a ½" steel rod w/cap set for the Northwest corner of this tract, the Northeast corner of Tract One, in the North line of Pearson and the South line of Farm-to-Market Road No. 23, and same being in a curve to the left;

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THENCE Northeasterly, with the North line of Pearson, the South line of Farm-to-Market Road No. 23, and along said curve to the left having a radius of 686.92 feet, an arc length of 125.17 feet, a delta of 10°26'26", and a long chord of North 44°20'17" East, 125.00 feet to the PLACE OF BEGINNING, and containing within these calls, 30.47 acres of land. This division is not subject to the Cherokee County, Texas Subdivision Ordinance under subsection "E" 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.



Kristopher Morgan
Registered Professional Land Surveyor No. 5655

