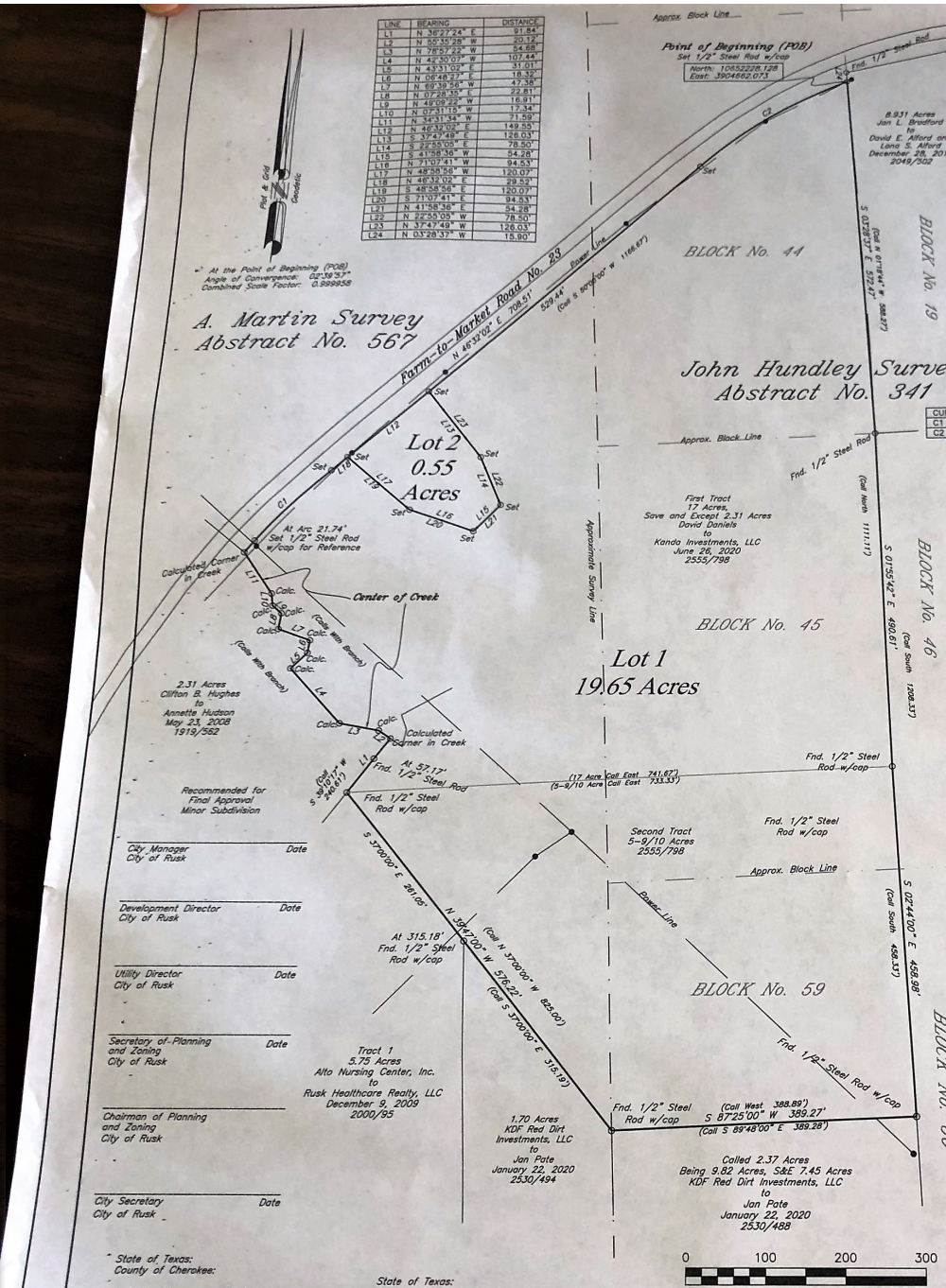
Final Plat
Creating Lot 1 and Lot 2 Clay Subdivision No. 1 City of Rusk, Cherokee County, Texas

A subdivision of 20.20 acres of land partly in the A. Martin Survey, Abstract No. 567, and partly in Blocks 44, 45, and 59 of the Timmons Addition to the Town of Rusk, in the John Hundley Survey, Abstract No. 341, Cherokee County, Texas, and being the Residue of that First Tract, called 17 Acres Save and Except 2.31 Acres, and all of that Second Tract, called 5–9/10 Acres from David Daniels to Kanda Investments, LLC on June 26, 2020 and recorded in Volume 2555, Page 798 of the Official Records of Cherokee County, Texas.



LINE	BEARING	DISTANCE
L1	N 36°27'24" E	91.84'
L2	N 55°35'28" W	20.12'
L3	N 78°57'22" W	54.68'
L4	N 42°30'07" W	107.44'
L5	N 43°31'02" E	31.01'
L6	N 06°48'27" E	18.32'
L7	N 69°39'56" W	47.38'
L8	N 07°28'35" E	22.81'
L9	N 49°09'22" W	16.91'
L10	N 07°31'15" W	17.34'
L11	N 34°31'34" W	71.59'
L12	N 46°32'02" E	149.55'
L13	S 37°47'49" E	126.03'
L14	S 25°25'05" E	78.50'
L15	S 41°58'36" W	54.28'
L16	N 71°07'41" W	94.53'
L17	N 48°58'58" W	120.07'
L18	N 46°32'02" E	29.52'
L19	S 48°58'58" E	120.07'
L20	S 71°07'41" E	94.53'
L21	N 41°58'36" E	54.28'
L22	N 25°25'05" W	78.50'
L23	N 37°47'49" W	126.03'
L24	N 03°28'37" W	15.90'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1234.03	166.74	7°44'30"	N 42°39'47" E	166.61
C2	730.24	263.19	20°39'02"	N 56°51'33" E	261.77

DESCRIPTION

BEING 20.20 acres of land lying partly in the A. MARTIN SURVEY, ABSTRACT No. 567, and partly in BLOCKS 44, 45, AND 59 OF THE TIMMONS ADDITION TO THE TOWN OF RUSK in the JOHN HUNDLEY SURVEY, ABSTRACT No. 341, CHEROKEE COUNTY, TEXAS, and being the residue of that First Tract called 17 acres, save and except that 2.31 acres, and all of that Second Tract, called 5–9/10 acres, from David Daniels to Kanda Investments, LLC on June 26, 2020, and recorded in Volume 2555, Page 798 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR, LR for Land Records, DR for Deed Records); SAID tract described as follows: BEARINGS are based on the Texas Coordinate System of 1983, Texas Central Zone: All coordinates are U.S. Survey Feet, NAD83(2011) Epoch 2010.0000 per static GPS observations and solutions through the Trimble VRS Network: At the Point of Beginning (POB), the angle of convergence is 02°39'57", and the combined scale factor is 0.999958. To get geodetic bearings, rotate the bearings recited herein clockwise, by the angle of convergence: All distances are grid, and to get surface distances, divided the distances recited herein by the combined scale factor: w/cap = a plastic cap marked MORGAN, 1969 or Affiliated Surveyors:

BEGINNING at a 1/2" steel rod w/cap set for the Northeast corner of said 17 acres, same having a state plane coordinate with a Northing of 10653228.128 feet and an Easting of 3904662.073 feet, in the South line of Farm–to–Market Road No. 23 in a curve to the right, and in the West line of that called 8.931 acres from Jan L. Bradford to David E. and Lana S. Alford on December 28, 2010 and recorded in 2049/502, OR, from which a 1/2" steel rod found for the Northwest corner of said 8.931 acres is North 03°28'37" West, 15.90 feet;

THENCE South 03°28'37" East, with the East line of said 17 acres and the West line of said 8.931 acres, 572.47 feet to a 1/2" steel rod found for the Southwest corner of said 8.931 acres;

THENCE South 01°55'42" East, with the East line of said 17 acres and the West line of the residue of that called 32 acres from Cole Butler et ux to Francis Butler on October 16, 1957 and recorded in 473/451, DR, 490.61 feet to a 1/2" steel rod w/cap found the Southeast corner of said 17 acres and the Northeast corner of said 5–9/10 acres;

THENCE South 02°44'00" East, with the East line of said 5–9/10 acres and the West line of said 32 acres, 458.98 feet to a 1/2" steel rod w/cap found for the Southeast corner of said 5–9/10 acres and the Northeast corner of that called 2.37 acres, being 9.82 acres, save and except 7.45 acres from KDF Red Dirt Investments, LLC to Jan Pate on January 22, 2020 and recorded in 2530/488, OR;

THENCE South 87°25'00" West, with the South line of said 5–9/10 acres and North line of said 2.37 acres, 389.27 feet to a 1/2" steel rod w/cap found for the Southwest corner of said 5–9/10 acres, the Northwest corner of said 2.37 acres, and the Northeast corner of that called 1.70 acres from KDF Red Dirt Investments, LLC to Jan Pate on January 22, 2020 and recorded in 2530/494, OR;

THENCE North 39°47'00" West, with the Southwest line of said 5–9/10 acres and the Northeast line of said 1.70 acres, at 315.18 feet pass a 1/2" steel rod w/cap found on line for the Northwest corner of said 1.70 acres, and the most Easterly Northeast corner of that Tract 1, called 5.75 acres from Alto Nursing Center, Inc. to Rusk Healthcare Realty, LLC on December 9, 2009 and recorded in 2000/95, OR, continuing with the Northeast line of said 5.75 acres, in all, 576.22 feet to a 1/2" steel rod w/cap found for the Northwest corner of said 5–9/10 acres, the most Northerly Northeast corner of said 5.75 acres, and in the Southeast line of that called 2.31 acres from Clifton B. Hughes to Annette Hudson on May 23, 2008 and recorded in 1919/562, OR;

THENCE North 36°27'24" East, with the Southeast line of said 2.31 acres, at 57.17 feet, pass a 1/2" steel rod found on line for reference, continuing in all, 91.84 feet to a point in the center of a creek for the East corner of said 2.31 acres;

THENCE with the Northeast line of said 2.31 acres and the center of a creek as follows:
North 55°35'28" West, 20.12 feet to a point;
North 78°57'22" West, 54.68 feet to a point;
North 42°30'07" West, 107.44 feet to a point;
North 43°31'02" East, 31.01 feet to a point;
North 06°48'27" East, 18.32 feet to a point;
North 69°39'56" West, 47.38 feet to a point;
North 07°28'35" East, 22.81 feet to a point;
North 49°09'22" West, 16.91 feet to a point;
North 07°31'15" West, 17.34 feet to a point;
North 34°31'34" West, 71.59 feet to a point for the North corner of said 2.31 acres, in the Northwest line of said 17 acres, and in the Southeast line of Farm–to–Market Road No. 23, and being in a curve to the right;

THENCE with the Northwest line of said 17 acres, and the Southeast line of Farm–to–Market Road No. 23 as follows:
Northeasterly with said curve to the right, at an arc length of 21.74 feet pass a 1/2" steel rod w/cap set on line for reference, continuing with said curve having a radius of 1234.03 feet, a total arc length of 166.74 feet, a delta of 07°44'30", and long chord of North 42°39'47" East, 166.61 feet to a 1/2" steel rod w/cap set for the end of said curve;
North 46°32'02" East, 708.51 feet to a 1/2" steel rod w/cap set for the beginning of a curve to the right;
Northeasterly with said curve to the right having a radius of 730.24 feet, an arc length of 263.19 feet, a delta of 20°39'02", and a long chord of North 56°51'33" East, 261.77 feet to the POINT OF BEGINNING, and containing within these calls, 20.20 acres of land.

I, Christopher P. Gluck, do hereby state that this plat represents a boundary survey and creation of Lot 1 and Lot 2 of the Clay Subdivision No. 1, partly in the A. Martin Survey, Abstract No. 567, and partly in Blocks 44, 45, and 59 of the Timmons Addition to the Town of Rusk, in the John Hundley Survey, Abstract No. 341, Cherokee County, Texas, made during the months of June and July of 2020, and in accordance with the information and the instructions furnished me, same correctly represents the facts as found at the time of the field survey.

Christopher P. Gluck — Date
Registered Professional Land Surveyor No. 6448

STATE OF TEXAS — REGISTERED — Christopher P. Gluck — 6448 — PROFESSIONAL — LAND SURVEYOR

State of Texas:
County of Cherokee:
Before me the undersigned Notary Public in and for the State of Texas, on this the 6th day of July A.D. 2020, personally appeared Christopher P. Gluck to acknowledge which witness my hand and seal of office.

Notary Public
in and for the
State of Texas

KRISTI WALLEY
ID # 126027745-9
Notary Public - State Of Texas
My Commission Expires 08-24-2022

Prepared By:
Affiliated Surveyors, Inc.
P.O. Box 838
Rusk, Texas 75785
Firm No. 10018300
Ph: (903) 683–2504
Fax: (903) 683–8632
www.affiliatedsurveyors.com

State of Texas:
County of Cherokee:

I, Kelly Clay, an authorized agent for Kanda Investments, LLC, do hereby certify that Kanda Investments LLC, is the owner of the 20.20 acres as shown in deed from from David Daniels to Kanda Investments, LLC on June 26, 2020 and recorded in Volume 2555, Page 798 of the Official Records of Cherokee County, Texas, and that by this plat, I create the Clay Subdivision No. 1, and further state that Austin Bank, Texas National Association is the lien–holder on this property.

Kelly Clay, Authorized Agent — Date
Kanda Investments, LLC

Before me, the undersigned Notary Public, on this the _____ day of _____, A.D., 2020 personally appeared Kelly Clay, Authorized Agent, to acknowledge which witness my hand and seal of office.

Notary Public
in and for the
State of Texas

State of Texas:
County of Cherokee:

I, _____ an authorized agent for Austin Bank, Texas National Association, do hereby certify that Austin Bank, Texas National Association is the lien holder on that Tract 1, 17 Acres, Save and Except 2.31 Acres and Tract 2, 5–9/10 Acres as described in that Deed of Trust executed by Kanda Investments, LLC to Austin Bank, Texas National Association on June 26, 2020 and recorded in Volume 2555, Page 803 of the Official Records of Cherokee County, Texas.

Authorized Agent for — Date
Austin Bank, Texas National Association

Before me, the undersigned notary public, on this the _____ day of _____, A.D., 2020, personally appeared _____ to acknowledge the above, which witness my hand and seal of office.

Notary Public
in and for the
State of Texas

City Manager — Date
City of Rusk

Development Director — Date
City of Rusk

Utility Director — Date
City of Rusk

Secretary of Planning and Zoning — Date
City of Rusk

Chairman of Planning and Zoning
City of Rusk

City Secretary — Date
City of Rusk

Notes:

Surveyor did not abstract tracts for easements or ownership. 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, the angle of convergence is 02°39'57" and the combined scale factor is 0.999958. To get geodetic bearings, rotate the bearings shown hereon, clockwise, by the angle of convergence. All distances are grid and to get surface distances, divide the distances shown hereon by the combined scale factor. All monuments shown hereon as found (Fnd.) are controlling to this survey. w/cap = a plastic cap marked MORGAN, 1969 or Affiliated Surveyors. Set = set a 1/2" steel rod w/cap. Calc. = a calculated point. No dedications or recorded instruments were found by surveyor for describing the right–of–way for Farm–to–Market Road No. 23 in the vicinity of this survey. The highway is maintained and occupied at a right–of–way width of 80 feet. The South line of Farm–to–Market Road No. 23 and the North line of this 20.20 acres was constructed using a 40–foot offset from the present center line of said highway. There are buried utilities along the margins of Farm–to–Market Road No. 23. The Southeast corner of the A. Martin Survey, Abstract No. 567, from the Southwest corner of this subdivision and the Northeast corner of the 1.70 acres shown hereon, by scale, is South 02°44'00" East, 270 feet.