



CHEROKEE SURVEYING SERVICES
Registered Professional Land Surveyors

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Firm No. 100466-00

June 28, 2022

RE: J. M. Grounds, A-856
Anderson County, Texas

DESCRIPTION

BEING 2.58 acres of land in the JAMES M. GROUNDS, SURVEY ABSTRACT NO. 856, Anderson County, Texas, being all of a called 2.5 acres described in deed from Lisa Gail Brooks to Fred Reynolds and Kathy Reynolds, October 12, 2006, recorded in Volume 1997, Page 570 of the Official Public Records of Anderson County, Texas, (hereinafter shown as, OPR for Official Records, DR for Deed Records, LR for Land Records).

SAID tract described as follows. Bearings are GRID based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations. At the Point of Beginning the angle convergence is 02 deg. 33 min. 39 sec. and the combined scale factor is 0.99991835. To get to Geodetic North rotate bearings recited herein clockwise by the angle of convergence. To get to surface distances, divide distance recited herein by the combined scale factor. All corners herein called set are capped with plastic cap marked KIRBY 4978. SEE PLAT NO. 2022-24:

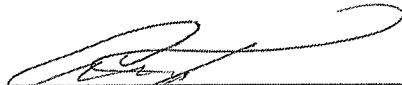
BEGINNING at 1/2" steel rod found in the North limits of State Highway No. 294 for the Southeast corner of said 2.5 acres and the most Southwesterly corner of 129.692 acres described in deed from M. D. Chennault, and others, to Debra S. Swift, March 14, 2006, 1961/570, OPR, from which a 1/2" steel rod found for another corner of 129.692 acres bears South 66 deg. 44 min. 55 sec. East – 529.22 feet;

THENCE North 67 deg. 01 min. 30 sec. West, with the North limits of said highway and the South line of called 2.5 acres, 479.17 feet to a 1/2" steel rod found in the center of a branch for the Southwest corner of said 2.5 acres and the Southeast corner of 11.20 acres described in deed from Jerrie Gayle Walker to Odies A. Walker, March 13, 1989, 1226/643, OPR;

THENCE Northerly with the general course of said branch, the West line of 2.5 acres and the East line of 11.20 acres as follows: North 48 deg. 42 min. 23 sec. East – 217.96 feet to a 1/2" steel rod found capped JR REED in branch, North 15 deg. 28 min. 22 sec. West – 37.57 feet to a 1/2" steel rod found capped JR REED in branch and North 18 deg. 14 min. 53 sec. East – 180.55 feet to a 3/8" steel rod set in branch in the Westerly line of said 129.692 acre4s for the Northwest corner of 2.5 acres and a Northeasterly corner of 11.20 acres, from which a 1/2" steel rod found for the most Northwesterly corner of 129.692 acres bears North 30 deg. 17 min. 21 sec. West – 697.33 feet;

THENCE Southeasterly with a Southwesterly line of 129.692 acres as follows: South 30 deg. 17 min. 21 sec. East – 241.01 feet to a 15" Post Oak tree and South 51 deg. 58 min. 04 sec. East – 187.52 feet to a 24" Post Oak tree found for the Northeast corner of 2.5 acres and an ELL corner of 129.692 acres;

THENCE South 10 deg. 07 min. 22 sec. West, with a West line of 129.692 acres, 218.31 feet to the PLACE OF BEGINNING and contains within these calls 2.58 acres of land.



Alan M. Kirby
Registered Professional Land Surveyor No. 4978

