

SURVEY DESCRIPTION
0.917 ACRES
JAMES E. RUSSELL SURVEY, A - 536
ANGELINA COUNTY, TEXAS

Being 0.917 acres of land lying in Angelina County, Texas, situated in the **JAMES RUSSELL SURVEY, ABSTRACT NO. 536**, being all of that certain residual portion of called 25.000 acre tract conveyed in Warranty Deed from H. E. Hancock to Nelda Gay Hancock, recorded in the Official Public Records of Angelina County, Texas (OPRTCT) in Volume 1134 on Page 889 dated January 15, 1998, more particularly, that portion of said 25.000 acres, previously described in said records in Volume 594 on Page 868, lying North of Farm-to-Market Road 2109, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Beginning at the Northeast corner of reference tract, said point being an interior 'ell' corner of that certain called 206.48 acre tract conveyed in the OPRACT in Document Number 2013-00303335, said point being a ½ in. iron rod found for corner and the Point of Beginning of the herein described tract;

Thence S29°49'14"E, at a distance of 179.96 feet, called (S 30°03'E), with the East boundary line of reference tract and a western boundary line of said 206.48 acre tract, to the North Right-of-way line of Farm-to-Market Road 2109 (80 foot ROW), a ½ in. iron rod set for corner 40 feet (measured perpendicularly from centerline of said road), and from which a 1 in. iron pipe found for reference bears N29°49'14"W – 3.51 feet;

Thence with the North Right-of-way line of said Farm Road, two (2) calls as follows:


(1). N75°05'59"W, at a distance of 435.26 feet, a ½ in. iron rod set for corner at the beginning of a curve, 40 feet North of centerline of F.M.;

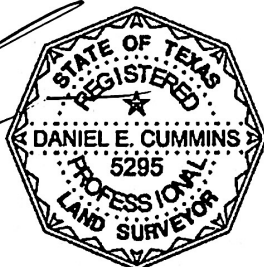
(2). With curve to the left, concave to the Southwest, having a radius of 1473.23 feet, a central angle of 10°18'23", a long chord of N80°15'10"W – 264.65 feet, at an arc distance of 265.00 feet, intersect the North boundary line of reference tract and a southern boundary line of said 206.48 acre tract, a ½ in. iron rod set for corner 40 feet from centerline of F.M. and from which, a ½ in. iron rod found on the South boundary line of said 206.48 acre tract bears N89°56'33"W – 136.51 feet, (35.4 feet North of centerline of F.M.) and a ½ in. iron rod found for the Southwest corner of same bears N89°55'04"W – 180.77 feet distant (35.65 feet North of centerline of F.M.);

Thence S89°56'33"E, at a distance of 591.96 feet, with the North boundary line of reference tract and a southern boundary line of said 206.48 acre tract, to the Point of Beginning of the herein described tract and found to contain 0.917 acres more or less.

The bearings of this survey are based on the South boundary line of the adjoining 206.48 acre tract as recorded in Document Number 2013-00303335 of the OPRACT. Iron rods found S89°56'33"E at 728.46 feet apart.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a plastic yellow cap marked Goodwin Lasiter. See Plat of even date.


Daniel E. Cummins R. P. L. S. 5295
September 6, 2022

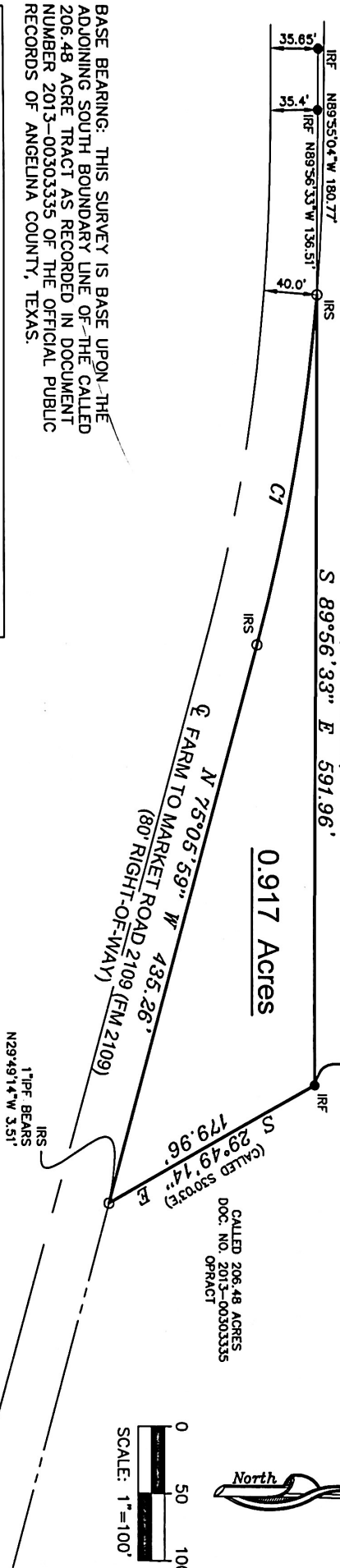


~ SURVEY PLAT ~

PLAT SHOWING 0.917 ACRES OF LAND LYING IN ANGELINA COUNTY, TEXAS, SITUATED IN THE JAMES RUSSELL SURVEY, A-536, BEING ALL OF THAT CERTAIN RESIDUAL PORTION OF CALLED 25,000 ACRE TRACT CONVEYED IN WARRANTY DEED FROM H. E. HANCOCK TO NELDA GAY HANCOCK, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS IN VOLUME 1134 ON PAGE 889 DATED JANUARY 15, 1998, MORE PARTICULARLY, THAT PORTION OF SAID 25,000 ACRES, PREVIOUSLY DESCRIBED IN SAID RECORDS IN VOLUME 594 ON PAGE 868, LYING NORTH OF FARM-TO-MARKET ROAD 2109.

CALLED 206.48 ACRES
DOC. NO. 2013-00303335
OPRACT

CALLLED 206.48 ACRES
DOC. NO. 2013-00303335
OPRACT



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	10°18'23"	1473.23'	265.00'	N80°15'10" W	264.65'

BASE BEARING: THIS SURVEY IS BASE UPON THE ADJOINING SOUTH BOUNDARY LINE OF THE CALLED 206.48 ACRE TRACT AS RECORDED IN DOCUMENT NUMBER 2013-00303335 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS.

I, Daniel E. Cummins, Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct and that this survey was made on the ground under my supervision.
GOODWIN-LASITER-STRONG



Daniel E. Cummins
Lufkin, Texas
R.P.L.S. No. 5295
September 6, 2022
see attached metes & bounds description

OPRACT Official Public Records of Angelina County, Texas

- LEGEND**
- FOUND**
- IPF 1/2" Iron Pipe (as noted)
 - IRF 1/2" Iron Rod
- SET**
- IRS 1/2" Iron Rod w/ yellow plastic cap marked Goodwin-Lasiter



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9/7/2022 3:28 PM



1800 S. CHESTNUT BT. STE. 202 - LUFKIN, TEXAS 75901 - (936) 837-4800
4077 CROSBY PARK DR. STE. 100 - BRYAN, TEXAS 77802 - (979) 778-9700
455 RICE ROAD BTE. 107 - TYLER, TEXAS 75701 - (909) 561-3608

DATE 9/2022	DRAWN BY: WBB	APP'D BY: DEC	SCALE 1"=100'	JOB NUMBER 257945
BOUNDARY SURVEY 0.917 ACRE TRACT JAMES E. RUSSELL SURVEY, A-536 ANGELINA COUNTY, TEXAS				SHEET NO.
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