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LAND SURVEYING

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January 26, 2023

RE: L. Jordan, A-28
N. Hamilton, A-372
Cherokee County, Texas

DESCRIPTION

BEING 6.61 acres of land lying partly in the LEVI JORDAN SURVEY, ABSTRACT No. 28 AND PARTLY IN THE NATHAN HAMILTON SURVEY, ABSTRACT No. 372, CHEROKEE COUNTY, TEXAS, and being all of that called 6.62 acres from The Secretary of Housing & Urban Development to Melissa Wolfe on June 24, 2011 and recorded in Volume 2072, Page 422 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): 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°38'58" and the combined scale factor is 0.999939: 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:

BEGINNING at a ½" steel rod w/cap found for the Northeast corner of said 6.62 acres, the Northwest corner of that Tract 2 called 58.6 acres from Marie Richardson to Lacey & Reda Wilcox on July 13, 1973 in 659/283, DR, and in the South line of Farm-to-Market Road No. 23 and that 15.6 acres for a 100' wide right-of-way from Laura Hughes, Administratrix of Estate of S.W. Lang to Cherokee County on May 28, 1936 in 198/138, DR, same having a state plane coordinate with a Northing of 10621442.788 feet and an Easting of 3895664.043 feet, from which found "X" to the center on a 20" Sweet Gum North 76° East, 4.0 feet;

THENCE South 05°57'39" East, with the East line of said 6.62 acres and the West line of said 58.6 acres, 732.19 feet to a ½" steel rod w/cap set in an old pine stump hole for the Southeast corner of said 6.62 acres and an "ELL" corner of that Tract 2 called 60 acres S&E 6.5 acres from John & Opal Wilcox to Ralph & Carmen Seybold on August 31, 1962 in 526/603, DR, from which an axle found for the Southwest corner of said 58.6 acres and the Southeast corner of said 60 acres is South 06°08'02" East, 1207.62 feet;

THENCE with the South line of said 6.62 acres and an interior line of Seybold as follows:

North 77°55'39" West, 688.24 feet to an old bolt found;

North 42°38'39" West, 119.91 to a ½" steel rod w/cap found for the Northwest corner of said 6.62 acres in the South line of Farm-to-Market Road No. 23 and said 15.6 acres, same being in a curve to the left;

THENCE with the Northwest line of said 6.62 acres and the Southeast line of said 15.6 acres and Farm-to-Market Road No. 23 as follows:

Northeasterly along said curve to the left having a radius of 1959.74 feet, an arc length of 300.17 feet, a delta of 08°46'34", and a long chord of North 55°11'30" East, 299.88 feet to a ½" steel rod w/cap found for the end of said curve, from which found "X" to the center on a 33" Pine North 48° East, 19.6 feet;

North 51°38'08" East, 169.17 feet to a ½" steel rod w/cap found for the beginning of a curve to the right, from which the center of a pine stump is South 74° East, 15.3 feet;

Northeasterly along said curve to the right having a radius of 2814.62 feet, an arc length of 371.71 feet, a delta of 07°34'00", and a long chord of North 53°41'55" East, 371.44 feet to the PLACE OF BEGINNING, and containing within these calls, 6.61 acres of land. 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