

FIELD NOTES

DARRELL & CHERYL KUTSCHEROUSKY

MARY ANN RICE SURVEY A-670

98.65 ACRES

S. J. RIDDLESPERGER SURVEY A-1064

HENDERSON COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in Henderson County, Texas on the Mary Ann Rice Survey, A-670 and the S. J. Riddlesperger Survey, A-1064 and being the called 1.624 acre Tract One, the called 32.345 acre Tract Two and the called 64.690 acre Tract Three conveyed to William E. Slagle and Nancy D. Slagle by Claud H. Lacy and Dorothy M. Lacy by deed dated December 31, 2002 and recorded in Volume 2255, Page 72 of the Real Property Records of Henderson County, Texas. Said lot, tract or parcel of land being more particularly described by meter and bounds as follows:

BEGINNING at a 5/8" iron rod found in the North margin of County Road 1119 at the Northwest corner of the called 32.345 acre Tract Two, the Northeast corner of the Daniel Eaton 20.00 acre tract recorded in Volume 2649, Page 829, the South line of the Dr. Nolen D. Geddie, Jr. 75.00 acre tract; WITNESS: Found 1/2" iron rod at fence corner South 1 degree 06 minutes West 4.2 feet, Found concrete monument in the South margin of County Road 1119, South 0 degrees 40 minutes West 75.2 feet;

THENCE SOUTH 89 degrees 21 minutes East, along the North margin of County Road 1119, 542.23 feet to a 1/2" iron rod found in the South line of the Harry Connella 12.097 acre tract recorded in Volume 2180, Page 859 and the Northwest corner of the 64.690 acre Tract Three;

THENCE SOUTH 89 degrees 18 minutes 42 seconds East, mostly along North margin of County Road 1119, 663.75 feet to a 1/2" iron rod found in the centerline of road at the Southeast corner of the Marlin Wayne Thompson 10.501 acre tract, the Southwest corner of the Wesley L. Channey 11.30 acre tract recorded in Volume 1594, Page 634 and the Southwest corner of the called 1.624 acre Tract One;

THENCE NORTH 51 degrees 45 minutes 50 seconds East 538.59 feet to a 1/2" iron rod found at fence corner at the Southeast corner of the Channey 11.30 acre tract, the Southwest corner of the Cindy Riddlesperger Morgan 159.00 acre tract recorded in Volume 1724, Page 840, the Northeast corner of the called 1.624 acre Tract One and the Northwest corner of the Daniel A. Trammell 31.667 acre tract recorded in Volume 2256, Page 39;

THENCE SOUTH 0 degrees 44 minutes 03 seconds West, along fence, 338.22 feet to a 1/2" iron rod found; WITNESS: 30" Cedar with old x bears North 45 degrees 36 minutes West 34.5 feet;

THENCE SOUTH 0 degrees 49 minutes 06 seconds West, partially along fence, 2598.80 feet to a 5/8" iron rod found at fence corner at the Southeast corner of the called 64.690 acre Tract Three, in the West margin of the Brazell Ranch, LP 107.90 acre tract recorded in Instrument No. 2010-00003136 and the Northeast corner of the Winfield Thornton et al tract recorded in Volume 895, Page 784;

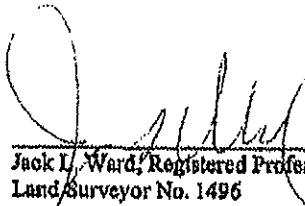
THENCE NORTH 89 degrees 28 minutes 55 seconds West, with fence, at 1082.89 feet pass a 5/8" iron rod found in fence at the Southwest corner of the called 64.690 acre Tract Three and the Southeast corner of the called 32.345 acre Tract Two from which a 24" Post Oak with old marks bears South 70 degrees 20 minutes East 4.2 feet and 24" Post Oak with old marks bears North 34 degrees 05 minutes West 37.7 feet and in all 1625.13 feet to a 5/8" iron rod found at fence corner at the Southwest corner of the called 32.345 acre Tract Two and the Southeast corner of the Eaton 20.00 acre tract; WITNESS: 26" Elm with x bears South 44 degrees West 2.0 feet;

THENCE NORTH 0 degrees 49 minutes 37 seconds East, along fence, 2603.09 feet to the place of beginning and containing 98.65 acres of land of which approximately 2.00 acres lies in County Road 1119.

SURVEYOR'S CERTIFICATE

I, Jack L. Ward, Registered Professional Land Surveyor No. 1496, do hereby certify that I, at the instance of Darrell Kutcherousky of Palestine, Texas went upon the ground and surveyed the above described tract of land and prepared the above field notes describing the boundaries of same just as they were found and surveyed upon the ground.

WITNESS my hand and seal at Athens, Texas, on this the 3rd day of September, A.D. 2013.



Jack L. Ward, Registered Professional
Land Surveyor No. 1496

