

FIELDNOTE DESCRIPTION

32.699 Acre Tract

Andrew J. Crockett Survey, A-173

Rusk County, Texas

Job No. 417837, Map No. R-7837BNDRY-A, April 19, 2021

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FIELD NOTES to all that certain tract or parcel of land being 32.699 acres, located in the Andrew J. Crockett Survey, A-173 in Rusk County, Texas, and being all of the residue of the called 56.814 acre tract described in a Warranty Deed from Harold Ray Jacobs, et ux to Ronald C. Garcia, et ux, dated January 28, 1997 and recorded in Volume 1997, Page 781 of the Official Public Records of Rusk County, Texas (OPRRCT). Said 32.699 acre tract being more particularly described as follows:

BEGINNING at 1/2-inch iron rod with cap (Saxon 5669) found for the lower northeast corner of the herein described tract, same being the southeast corner of a called 5.0000 acre tract described in a General Warranty Deed from Ronald C. Garcia, et ux to Ronald C. Garcia, II, dated March 3, 2008 and recorded in Volume 2837, Page 759 OPRRCT, same being located in the westerly right of way of F.M. Highway 3035 (Variable Width ROW), from which a 1/2-inch iron rod found in said westerly right of way for the northeast corner of said called 5.0000 acre tract bears North 00°56'02" East a distance of 367.63 feet (from said 1/2-inch iron rod found, a concrete right of way monument found bears North 00°56'02" East a distance of 96.91 feet);

THENCE South 00°56'02" West a distance of **472.68 feet** along said westerly right of way of F.M. 3035 to a 1/2-inch iron rod with cap (ELS Surveying) set for the upper southeast corner of the herein described tract, same being the northeast corner of a called 10.0239 acre tract described in a General Warranty Deed With Vendor's Lien from Ronald C. Garcia, et ux to Larry Dee Owens, II, dated November 21, 2018 and recorded in Volume 3609, Page 188 OPRRCT, from which a concrete right of way monument found bears South 00°56'02" West a distance of 60.98 feet and from which a 1/2-inch iron rod with cap (Bent Pine RPLS 5669) found bears North 80°31'39" West a distance of 7.50 feet;

THENCE North 80°31'39" West a distance of **771.22 feet** along the north line of said called 10.0239 acre tract to a 1/2-inch iron rod with cap (Bent Pine RPLS 5669) found for an ell corner of the herein described tract, same being the northwest corner of said called 10.0239 acre tract;

THENCE along the west lines of said called 10.0239 acre tract for the following:

South 00°57'10" West a distance of **262.27 feet** to a 1/2-inch iron rod with cap (ELS Surveying) set;

South 00°57'37" West a distance of **315.43 feet** to a 1/2-inch iron rod with cap (Bent Pine RPLS 5669) found for the lower southeast corner of the herein described tract, same being the southwest corner of said called 10.0239 acre tract, same being located in a north line of a called 41.776 acre tract described in a Warranty Deed With Vendor's Lien from Richard Allan Williamson, et ux to Daniel Morales, et ux, dated September 27, 2019 and recorded in Volume 3664, Page 650 OPRRCT, from which a concrete right of way monument found for the northeast corner of said called 41.776 acre tract bears South 80°31'16" East a distance of 761.86 feet;

THENCE North 80°30'52" West along a north line of said called 41.776 acre tract, at a distance of 822.17 feet pass a 1/2-inch iron rod found for reference, and continuing a **total distance of 855.44 feet** to a point in the centerline of a creek;

THENCE South 59°44'19" West along a north line of said called 41.776 acre tract and with said centerline of creek, at a distance of 61.76 feet pass a PK Nail found in the centerline of a bridge over said creek for County Road 1110 for the northwest corner of said called 41.776 acre tract and the northeast corner of a called 3.86 acre tract described as Tract No. 2 in a Quitclaim Deed recorded in Volume 1753, Page 689 of the Land Records of Rusk County, Texas (LRRCT), and continuing along the north line of said called 3.86 acre tract a **total distance of 74.52 feet** to a point for the lower southwest corner of the herein described tract and the northwest corner of said called 3.86 acre tract, from which a 1/2-inch iron rod found for reference bears South 20°38'26" East a distance of 68.73 feet;

THENCE North 20°39'31" West a distance of **243.44 feet** crossing said County Road 1110 to a 1/2-inch iron rod found for the upper southwest corner of the herein described tract, same being the southeast corner of a called 69.96 acre tract referenced in a General Warranty Deed from Era F. Grace to Jason W. Grace, dated July 16, 2016 and recorded in Volume 3455, Page 366 OPRRCT, said tract being described as 70 acres (Fourth Tract) in Volume 108, Page 216 of the Deed Records of Rusk County, Texas (DRRCT);

THENCE North 38°41'39" East a distance of **1757.01 feet** along the east line of said called 69.96 acre tract (said east line being described in Field Notes by Terry B. Hedrick, RPLS 4487 as recorded in Volume 1732, Page 402 LRRCT) to a 1/2-inch iron rod found on the east bank of Rabbit Creek for the northwest corner of the herein described tract, same being the west corner of a called 9.0918 acre tract described in a Warranty Deed from Charles C. Graham, et ux to Key Production Company, dated February 18, 2003 and recorded in Volume 2373, Page 30 OPRRCT;

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THENCE South 58°45'35" East a distance of **285.46 feet** along the south line of said called 9.0918 acre tract to a 1/2-inch iron rod with cap (Illegible) found for the upper northeast corner of the herein described tract, same being the northwest corner of said called 5.0000 acre tract, from which said 1/2-inch iron found in the westerly right of way of F.M. Highway 3035 for the northeast corner of said called 5.0000 acre tract and the south corner of said called 9.0918 acre tract bears South 58°49'06" East a distance of 509.03 feet;

THENCE South 00°52'45" West a distance of **623.98 feet** along the west line of said called 5.0000 acre tract to a 1/2-inch iron rod found for an ell corner of the herein described tract, same being the southwest corner of said called 5.0000 acre tract;

THENCE South 89°03'06" East (Basis Of Bearings) a distance of **439.19 feet** along the south line of said called 5.0000 acre tract to the **POINT OF BEGINNING** and containing **a total of 32.699 acres** of which 0.0583 of an acre lies within County Road 1110.

Basis of Bearings is referenced to the south line of the called 5.0000 acre tract described in Volume 2837, Page 759 OPRRCT as monumented by iron rods found.

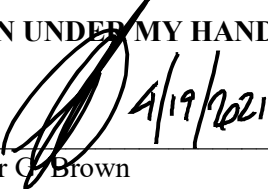
Record: North 89°03'06" West – 439.24 feet / Surveyed: North 89°03'06" West – 439.19 feet.

A plat accompanies these field notes.

Rods described herein as set are 1/2-inch iron rods with yellow cap stamped "ELS Surveying".

I, Connor G. Brown, Registered Professional Land Surveyor, do hereby certify these field notes to be written from an actual on the ground survey made under my direction and supervision during April 2021.

GIVEN UNDER MY HAND AND SEAL, this the 19th day of April, 2021.



Connor G. Brown
Registered Professional Land Surveyor
State of Texas No. 6366



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