

200 W. 5<sup>th</sup> St.  
Rusk, Texas 75785  
(903)683-2504  
Fax (903)683-6632  
Firm No. 10018300

## AFFILIATED SURVEYORS, INC.

### LAND SURVEYING

Wayne Morgan  
RPLS #1969  
Kristopher Morgan  
County Surveyor,  
Cherokee County, TX  
RPLS #5655  
Christopher P. Gluck  
RPLS #6448

May 23, 2024

RE: Block No. 25  
Jose Pineda East Four League Grant, A-41  
Cherokee County, Texas

#### Tract One DESCRIPTION

BEING 3.132 acre of land in BLOCK No. 25 of the JOSE PINEDA EAST FOUR LEAGUES, ABSTRACT No. 41, CHEROKEE COUNTY, TEXAS, and being a part of that called 5 acres from George and Lillian Frazier to B. J. Cypert and Peggy Sue Frazier Cypert on September 28, 1977 and recorded in Volume 729, Page 781 of the Deed Records of Cherokee County, Texas (hereinafter shown as volume/page, DR, OR for Official Records): SAID tract described as follows: BEARINGS are based on the Texas Coordinate System of 1983, Texas Central Zone: All coordinates are U.S. Survey Feet, NAD83(2011) Epoch 2010.0000 per GPS observations and solutions through the Trimble VRS Network: At the Point of Beginning (POB), the angle of convergence is 02°37'06", and the combined scale factor is 1.0000038: 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 3/8" steel rod found for the occupied Southeast corner of said 5 acres, the Northeast corner of Lot 1 of the Bon Jackson Subdivision according to that plat or map thereof recorded in Plat Cabinet B, Slide 284 of the Plat Records of Cherokee County, Texas, with current deed of record for Lot 1-4 being recorded in 2289/670, OR, and on the occupied West margin of Phillips Street, same having a state plane coordinate with a Northing of 10715538.430 feet and an Easting of 3872547.466 feet;

THENCE South 67°44'55" West, with the South line of said 5 acres and the North line of Lot 1, 409.47 feet to a 3/8" steel rod found for the Southwest corner of said 5 acres, the Northwest corner of Lot 1, and in the East line of that called 2 acres from Everett Love et al to E. M. and Vannie Nicholson on November 21, 1930 and recorded in 145/325, DR, and found by re-survey this day, to be 1.847 acres (hereinafter shown as Tract Two);

THENCE North 03°14'07" West, with the West line of said 5 acres, and the East line of said 2 acres and Tract Two, at 483.25 feet pass a 1/2" steel rod w/cap set for reference on the occupied South margin of Myrtle Drive, continuing in all, 498.89 feet to point in the center of said road for the Northwest corner of said 5 acres, the Northeast corner of said 2 acres and Tract Two, and in the South line of that called 15.89 acres from Alyson and Pat Ezell to Robert and Carol Reed on August 18, 2017 and recorded in 2399/712, OR;

THENCE North 67°18'49" East, with the North line of said 5 acres and the center of Myrtle Drive, passing the Southeast corner of said 15.89 acres, 217.47 feet to a point in the center of said road for the most Northerly Northeast corner of this tract and the Northwest corner of that Tract One called 1/2 acre from Interbay Funding, LLC to Joe and Mayelene Brooks on July 10, 2002 and recorded in 1553/581, OR, from which a point for the Northeast corner of said 5 acres and that called 0.3555 acres from Nita Bell Horn to Miguel and Marie Martinez on February 25, 2000 and recorded in 1452/453, OR, with reference description in 1231/784, OR, and being at the intersection of the center of Myrtle Drive and the projection of the occupied West margin of Phillips Street is North 67°18'49" East, 208.71 feet ;

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BEGINNING at a 3/8" steel rod found for the occupied Southeast corner of said 5 acres, the Northeast corner of Lot 1 of the Bon Jackson Subdivision according to that plat or map thereof recorded in Plat Cabinet B, Slide 284 of the Plat Records of Cherokee County, Texas, with current deed of record for Lot 1-4 being recorded in 2289/670, OR, and on the occupied West margin of Phillips Street, same having a state plane coordinate with a Northing of 10715538.430 feet and an Easting of 3872547.466 feet;

THENCE South 67°44'55" West, with the South line of said 5 acres and the North line of Lot 1, 409.47 feet to a 3/8" steel rod found for the Southwest corner of said 5 acres, the Northwest corner of Lot 1, and in the East line of that called 2 acres from Everett Love et al to E. M. and Vannie Nicholson on November 21, 1930 and recorded in 145/325, DR, and found by re-survey this day, to be 1.847 acres (hereinafter shown as Tract Two);

THENCE North 03°14'07" West, with the West line of said 5 acres, and the East line of said 2 acres and Tract Two, at 483.25 feet pass a 1/2" steel rod w/cap set for reference on the occupied South margin of Myrtle Drive, continuing in all, 498.89 feet to point in the center of said road for the Northwest corner of said 5 acres, the Northeast corner of said 2 acres and Tract Two, and in the South line of that called 15.89 acres from Alyson and Pat Ezell to Robert and Carol Reed on August 18, 2017 and recorded in 2399/712, OR;

THENCE North 67°18'49" East, with the North line of said 5 acres and the center of Myrtle Drive, passing the Southeast corner of said 15.89 acres, 217.47 feet to a point in the center of said road for the most Northerly Northeast corner of this tract and the Northwest corner of that Tract One called 1/2 acre from Interbay Funding, LLC to Joe and Mayelene Brooks on July 10, 2002 and recorded in 1553/581, OR, from which a point for the Northeast corner of said 5 acres and that called 0.3555 acres from Nita Bell Horn to Miguel and Marie Martinez on February 25, 2000 and recorded in 1452/453, OR, with reference description in 1231/784, OR, and being at the intersection of the center of Myrtle Drive and the projection of the occupied West margin of Phillips Street is North 67°18'49" East, 208.71 feet ;

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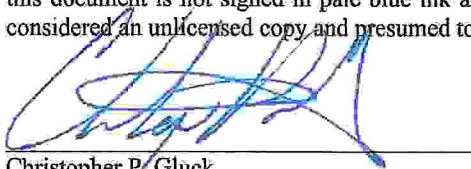
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THENCE South 02°01'43" East, with the West line of Brooks, at 25.47 feet pass a 1/2" steel rod w/cap set for reference on the occupied South margin of Myrtle Drive, at 213.83 feet pass a chain link fence corner found on line for the Southwest corner of Brooks and the Northwest corner of that called 1/2 acre from D. F. and Reba Chancellor to David McCord on November 8, 1971 and recorded in 634/113, DR, in all, 318.11 feet to a 1/2" iron pipe found for the Southwest corner of McCord and an "ELL" corner of this tract, from which an x-tie fence corner found for reference is South 07°55'00" West, 4.71 feet;

THENCE North 65°29'24" East, with the South line of McCord, 208.67 feet to a 1/2" steel rod w/cap set for the Southeast corner of McCord, the lower Northeast corner of this tract, in the East line of said 5 acres, and in the occupied West margin of Phillips Street, from which a 1/2" steel rod found on the occupied West margin of said road for the Southeast corner of said 0.3555 acres, is North 01°34'20" West, 155.69 feet;

THENCE South 01°34'20" East, with the East line of said 5 acres and the occupied West margin of Phillips Street, 195.64 feet to the PLACE OF BEGINNING, and containing within these calls, 3.132 acres of land, of which 0.115 acres lies within the occupied margins of Myrtle Drive. 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.



Christopher P. Gluck  
Registered Professional Land Surveyor No. 6448

