

**HEDRICK LAND SURVEYING COMPANY
REGISTERED PROFESSIONAL LAND SURVEYOR**

2704 SPRUCE
KILGORE, TX 75662
(903) 983-3425 Firm No. 10073000

DECEMBER 12, 2018

**FIELD NOTE DESCRIPTION OF 106.109 AC. OF LAND
WILLIAM H. JOHNSON SURVEYS A-118 & 119
GREGG COUNTY, TEXAS &
PETER W. HOLMES SURVEY A-908
RUSK COUNTY, TEXAS**

All that certain 106.109 acre tract of land situated in Gregg and Rusk Counties, Texas, being part of the William H. Johnson Surveys A-118 and 119, Gregg County, and Peter W. Holmes Survey A-908, Rusk County, and being part of a 110.88 acre tract of land described in a deed dated May 29, 1996, from Dorothy Evans to Ross A. Kinney, and recorded in Volume 2962, Page 13, Public Official Records, Gregg County, Texas, and Volume 1971, Page 406, Official Public Records, Rusk County, Texas, and being more fully described as follows:

BEGINNING at a ½" iron rod with red plastic cap inscribed "RPLS 4487" re-set for this northeast corner at intersection of the south r.o.w. line of F.M. Highway 2767 and the west r.o.w. line of F.M. Highway 1639, having coordinates of N 6,837,053.68 E 3,064,236.48, same being the northeast corner of said 110.88 acre tract;

THENCE along the east line of this tract, the east line of said 110.88 acre tract, and west r.o.w. line of F.M. Highway 1639, S 16°24'11" E, 75.29 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487" re-set for angle corner, having coordinates of N 6,836,982.22 E 3,064,260.17, continuing S 08°31'39" W, 40 feet from and parallel to the centerline of said highway, 297.73 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487" re-set at the beginning of a curve to left, having coordinates of N 6,836,686.48 E 3,064,225.99;

THENCE around said curve to the left having an arc of 229.24 feet, a radius of 5953.15 feet, a delta of 02°12'23", and a chord that bears S 07°25'28" W, 229.23 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487" set for ell corner, having coordinates of N 6,836,458.32 E 3,064,204.06, same being the northeast corner of a 4.769 acre tract surveyed this day;

THENCE along inside lines of this tract and the north, west, and south lines of said 4.769 acre tract, N 82°49'24" W, 431.07 feet to a ½" iron rod with red plastic cap set at the northwest corner of said tract, having coordinates of N 6,836,497.70 E 3,063,774.82, S 10°47'04" W, 431.07 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487" set at the southwest corner of same, having coordinates of N 6,836,071.80 E 3,063,708.51, and S 76°16'50" E, 482.49 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487" set at the southeast corner of same in the west r.o.w. line of F.M. Highway 1639, 40 feet from the centerline of same, having coordinates of N 6,835,973.26 E 3,064,180.79;

(continued)

THENCE continuing along the east line of this tract and west r.o.w. line of F.M. Highway 1639, 40 feet from and parallel to the centerline of same, S 04°11'57" W, 392.24 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487" found for this upper southeast corner, having coordinates of N 6,835,581.35 E 3,064,165.29, same being the northeast corner of that called 2 acre tract of land described in a deed to St. Johns Baptist Church, and recorded in Volume 532, Page 174, Deed Records, Rusk County, Texas;

THENCE along the north and west lines of said called 2 acre tract, S 89°41'43" W, 397.57 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487" found at the northwest corner of same, having coordinates of N 6,835,565.82 E 3,063,768.05, and S 04°59'49" W, 211.12 feet to a ½" iron rod with pink plastic cap inscribed "RPLS 4133" found at the southwest corner of same, being the lower southeast corner of this tract and lower southeast corner of said 110.88 acre tract, having coordinates of N 6,835,355.02 E 3,063,756.78;

THENCE along the south line of this tract, the south line of said 110.88 acre tract, and north line of the Dewey P. Hunt et ux 120.31 acre tract of land described in instrument recorded in Volume 1914, Page 151, Official Public Records, Rusk County, Texas, generally along a fence with the following calls:
N 89°36'09" W, 293.48 feet to a ½" iron rod with pink plastic cap inscribed "RPLS 4133", found, having coordinates of N 6,835,347.14 E 3,063,463.42;
S 89°45'50" W, 311.55 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487", found, having coordinates of N 6,835,335.35 E 3,063,152.11;
N 06°07'08" W, 188.23 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487", found, having coordinates of N 6,835,521.71 E 3,063,125.74;
S 72°52'52" W, 361.52 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487", found, having coordinates of N 6,835,403.70 E 3,062,784.06;
S 78°55'30" W, 365.04 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487", found, having coordinates of N 6,835,321.53 E 3,062,428.41;
S 65°13'02" W, 217.21 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487", found, having coordinates of N 6,835,223.88 E 3,062,234.40;
N 04°09'14" W, 70.08 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487", found, having coordinates of N 6,835,293.56 E 3,062,226.97;
N 88°58'14" W, 52.30 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487", found;
N 00°58'40" E, 4.13 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487", found, and
S 89°52'32" W, 997.92 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487", re-set, having coordinates of N 6,835,261.01 E 3,061,177.41, same being the southwest corner of said 110.88 acre tract, the northwest corner of said Hunt 120.31 acre tract, and lying in the fenced and occupational east line of that called 66.4 acre tract described in Judgement dated March 7, 1933, and filed under Cause No. 8343, District Clerk's Records of Rusk County, Texas;

(continued)

THENCE along the west line of this tract, the deed west line of said 110.88 acre tract, and occupational east line of said called 66.4 acre tract, generally along old fence line, with the following calls:

N 00°41'41" W, 589.37 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487", found, having coordinates of N 6,835,849.72 E 3,061,150.38;

N 01°26'08" E, 342.43 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487", found, having coordinates of N 6,836,192.11 E 3,061,147.40;

N 03°14'11" E, 400.95 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487", found, having coordinates of N 6,836,592.93 E 3,061,156.51, and

N 05°56'07" E, 394.55 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487" found for this northwest corner in the south r.o.w. line of F.M. Highway 2767, 50 feet from the centerline of same, having coordinates of N 6,836,986.49 E 3,061,184.03, same being the northwest corner of said 110.88 acre tract;

THENCE along the north line of this tract, the north line of said 110.88 acre tract, and south r.o.w. line of F.M. Highway 2767, S 84°45'36" E, 284.98 feet to a Type I concrete r.o.w. monument, found, having coordinates of N 6,836,970.06 E 3,061,468.51, and being the beginning of a curve to the left;

THENCE around said curve to the left having an arc of 309.71 feet, a radius of 7437.72 feet, a delta of 02°23'09", and a chord that bears S 85°53'35" E, 309.68 feet to a ½" iron rod with red plastic cap inscribed "RPLS 4487" found at the end of said curve, having coordinates of N 6,836,958.32 E 3,061,777.95;

THENCE continuing along the north line of this tract and south r.o.w. line of F.M. Highway 2767, 50 feet from and parallel to the centerline of same, S 87°06'49" E, 1815.72 feet to a point for the beginning of a curve to the left, having coordinates of N 6,836, 928.16 E 3,063,593.29, witness a Type I concrete r.o.w. monument, found, bearing S 73°53' W, 1.31 feet;

THENCE around said curve to the left having an arc of 499.14 feet, a radius of 1482.52 feet, a delta of 19°17'25", and a chord that bears N 83°14'27" E, 496.78 feet to a point at the end of said curve, having coordinates of N 6,837,003.24 E 3,064,084.33, witness a Type I concrete r.o.w. monument, found, bearing N 54°52' W, 0.33 feet;

THENCE continuing along the south r.o.w. line of said highway, N 73°35'35" E, 160.31 feet returning to the place of beginning and containing 106.109 acres of land.

Bearings shown are related to Geodetic North. To convert bearings shown to Grid, rotate counter-clockwise by the Mapping Angle of 01°56'04". Distances shown are expressed in US Survey feet. To convert distances to Grid for the Texas Coordinate System of 1983, North Central Zone, multiply by the Combined Scale Factor of 0.999926711.

(continued)

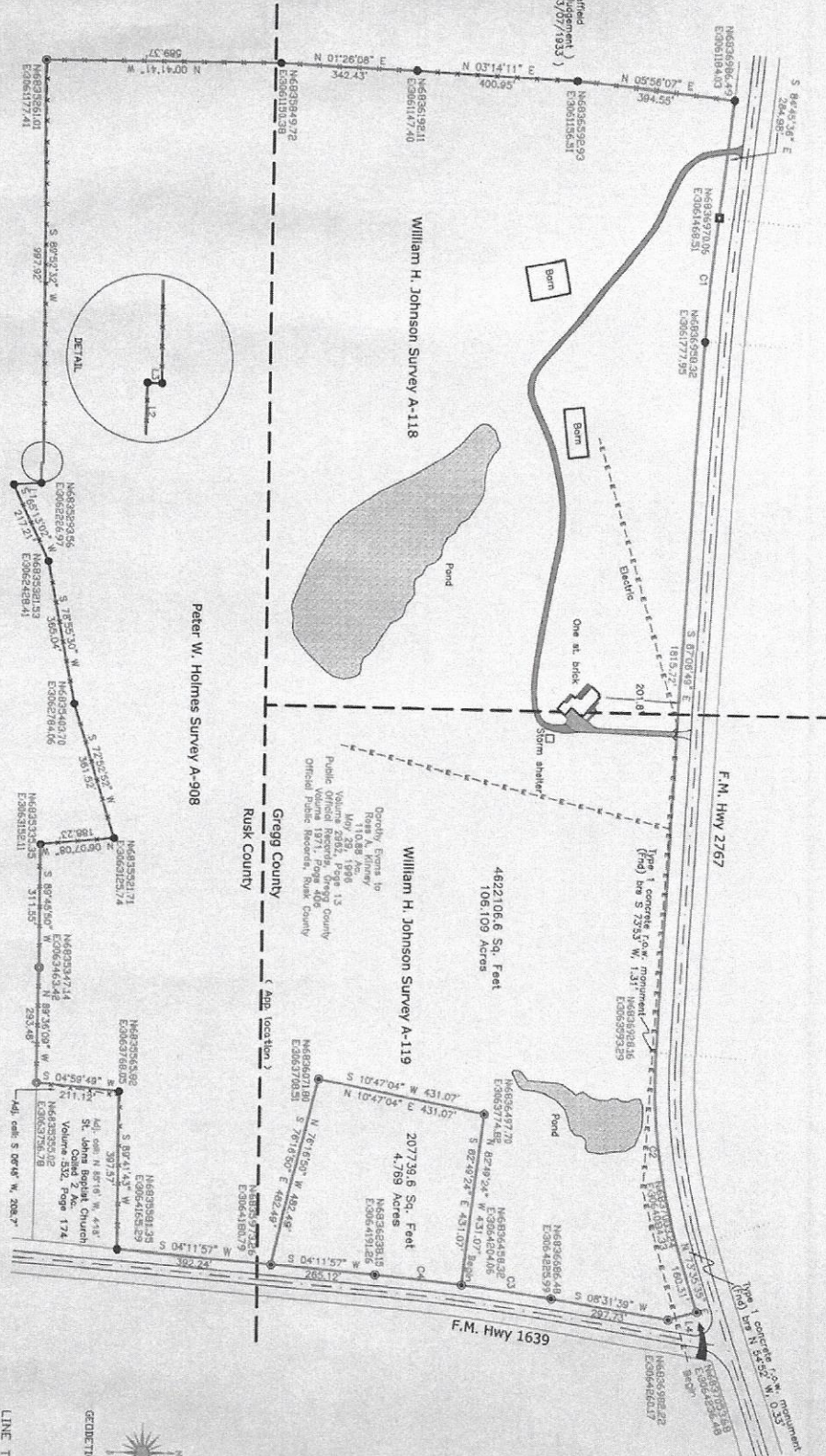
I, Terry B. Hedrick, certify that this field note description accurately represents the results of a survey made on the ground on December 12, 2018.

Terry B. Hedrick

Terry B. Hedrick
Registered Professional Land Surveyor No. 4487



Salmon Shaffer
 Called 66.4 Ac. (Judgment)
 Case No. 8343 (03/07/1933)



META DATA

Bearings shown herein are related to Geoidic North. To Grid North, bearing shown (Geoidic) to be corrected by the Central Zone, north bearing shown counter-clockwise by the magnetic angle of 01°56'04". Distances shown herein are in feet. The survey was conducted using a Trimble 5600 RTK GNSS receiver. The survey was conducted using the Texas Coordinate System of 1983, North Central Zone, NAD 83. Coordinates shown herein are related to the Texas Coordinate System of 1983, North Central Zone, NAD 83. Distances shown herein are in feet. All distances were obtained by static GPS observations made on site.

There are no visible encroachments onto this tract by buildings or structures from adjacent tracts. The tract other than those shown and those for utilities represents the result of a survey made on 12/12/2018.

Terry B. Hedrick
 Registered Professional Land Surveyor No. 4487



LEGEND

- 1/2" iron rod w/red plastic cap inscribed "TPUS 4487" fid
- 1/2" iron rod w/red plastic cap inscribed "TPUS 4487" set
- ⊙ 1/2" iron rod w/pink plastic cap inscribed "TPUS 4133" fid
- Type 1 concrete f.o.w monument fid

CURVE TABLE

CURVE	ARC LENGTH	BEARINGS	DELTA ANGLE	CENTRO BEARING	CHORD LENGTH
C1	309.71	74°57'77"	225.09°	S 42°50'11" W	509.68
C2	499.14	148°2'32"	181°17'58"	N 63°14'27" E	509.68
C3	595.19	2°12'53"	172°53'19"	S 07°25'58" W	239.23
C4	420.57	095°53'18"	87°07'22"	S 05°15'58" W	120.95

LINE TABLE

LINE	BEARING	DISTANCE
1	N 04°09'14" W	97.00
2	N 88°59'14" W	92.00
3	N 04°59'40" E	45.13
4	S 18°24'11" E	76.29



HERICK LAND SURVEYING COMPANY

Phone (936) 983-3483 Fax No. 18073090

SLAVEY PLAT OF
 106,109 AC. OF LAND
 4,769 AC. OF LAND
 WILLIAM H. JOHNSON SURVEY'S
 A-118 & A-119, GREGG COUNTY, TX
 PETER W. HOLMES SURVEY A-908
 RUSK COUNTY, TEXAS

Scale	Date	Job
1" = 200'	12/12/2018	18-108