

PLACE OF BEGINNING OF BOUNDARY LINE AGREEMENT

Calc. Corner in Center of Highway

F. M. 2423

50.13'
Set 3/8" Steel Rod
Reference to Corner

50.13'
Found 1/2" Steel Rod
capped RPLS 5748
Reference to Corner

20.776 Acres
Scott Everett Carmichael et ux, Kristie Carmichael
To
Coleman Wayne Harding et ux, Dawson Harding
January 17, 2023
Inst. No. 20230068 OPRHCT

S 07°47'26" W 373.68'
(deed call: S 07°47'26" W - 387.47')
EBL 20.776 Acres
WBL 24.132 Acres
N 07°47'26" E 367.58'
(deed call: N 07°47'26" E - 387.47')

0.34 ACRES
0.05 acres lies within the
limits of F. M. 2423

Set 3/8" Steel Rod L1
Found 1/2" Steel Rod
capped RPLS 5748

24.132 Acres
Tommy L. Dillard et ux, Sandra Dillard
To
Timothy Wedman et ux, Debra Wedman
April 19, 2017
Inst. No. 1701344 OPRHCT



PLAT NO: 2024-01

Prepared By:
CHEROKEE SURVEYING SERVICES
P. O. Box 912
Rusk, Texas 75785
Ph. (903) 795-3958
FIRM NO. 100466-00

LINE	BEARING	DISTANCE
L1	S 82°12'34" E	40.17'
L2	S 73°34'59" E	40.64'
L3	S 85°18'22" W	69.85'

- P L A T -

SHOWING A BOUNDARY LINE AGREEMENT BETWEEN THE HARDING 20.776 ACRES AND THE WEDMAN 24.132 ACRES IN THE WILLIAM CARMICHAEL SURVEY, ABSTRACT NO. 255 AND THE J. W. WILLINGHAM SURVEY, ABSTRACT NO. 1101, HOUSTON COUNTY, TEXAS.

Notes:

Surveyor did not abstract tracts for easements or ownership. No Current Abstract of Title furnished to surveyor.

No attempt made to locate any improvements or utilities other than those shown hereon.

Bearings are GRID based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations, to get to Geodetic Bearings rotate the bearings shown hereon clockwise 02 deg. 30 min. 53 sec. All distances shown hereon are grid distances, to get surface distances divide the grid distances by 0.99991615.

All corners shown hereon as set are marked with plastic cap marked KIRBY 497B or steel washer stamped KIRBY 497B'

See Written Description.

I, Alan M. Kirby, do hereby state that this plat represents a boundary survey made on the ground and that in accordance with the information and instructions furnished to me same correctly represents the facts as found at time of survey.

Alan M. Kirby
Registered Professional Land Surveyor No. 4978
January 16, 2024



W.M. CARMICHAEL SUR
ABSTRACT NO. 255
APPROX. Survey Line
J. W. WILLINGHAM SUR
ABSTRACT NO. 1101

Set 3/8" Steel Rod
in Fence

(deed call: S 01°59'55" W - 1000.64')

S 01°59'55" W 570.41'

S 07°20'07" E 427.74'

Found 3/8" U-Bolt
at Fence Corner

Set 3/8" Steel Rod
at Fence Corner

First Tract
Called 92.24 Acres
Edgar B. Barfield and Juanita Barfield
To
Gerald R. Myers and Nicky Jo Myers
December 13, 1997
1092/301 OPRHCT

TERMINATION OF BOUNDARY LINE AGREEMENT



CHEROKEE SURVEYING SERVICES
Registered Professional Land Surveyors

P. O. Box 912
Rusk, Texas 75785
Ph. (903) 795-3958
Firm No. 100466-00

January 16, 2024

RE: W. Carmicheal, A-255
J. W. Willingham, A-1101
Houston County, Texas.

DESCRIPTION

BEING a **BOUNDARY LINE AGREEMENT EXCHANGING 0.34 ACRES** of land in the WILLIAM CARMICHAEL SURVEY, ABSTRACT NO. 255 and the J. W. WILLINGHAM SURVEY, ABSTRACT NO. 1101, Houston County, Texas, and being a **NEW BOUNDARY LINE** between a 20.776 acre tract described in deed from Scott Everett Carmichael and wife, Kristie Carmichael to Coleman Wayne Harding and wife, Dawson Harding, January 17, 2023, recorded in Instrument No. 20230068 of the Official Public Records of Houston County. (hereinafter shown as Instrument No. or volume/page, OPR.), and a 24.132 acre tract described in deed from Tommy L. Dillard and wife, Sandra Dillard to Timothy Wedman and wife, Debra Wedman, April 19, 2017, 1701344, OPR. SAID Boundary Line Agreement described as follows: Bearings are GRID based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations. At the Point of Beginning the angle convergence is 02 deg. 30 min. 53 sec. and the combined scale factor is 0.99991615 to get to Geodetic North rotate bearings recited herein clockwise by the angle of convergence. To get to surface distances, divide distance recited herein by the combined scale factor. All corners herein called set are capped with plastic cap marked KIRBY 4978 or steel washer stamped KIRBY 4978. SEE PLAT NO. 2024-01:

BEGINNING at a calculated point in the centerline of F. M. Highway No. 2423 for the North End and **PLACE OF BEGINNING** of this boundary line agreement and being the Northwest corner of 0.34 acres of the Harding tract to be conveyed to said Wedman tract, from which the Northeast corner of said Harding tract and the Northwest corner of said Wedman tract bears South 73 deg. 34 min. 59 sec. East - 40.64 feet;

THENCE South 07 deg. 47 min. 26 sec. West, crossing into said Harding tract, 40.17 feet West of and parallel with the East boundary line of said Harding tract and the West boundary line of said Wedman tract, and at 50.13 feet pass a 3/8" steel rod set for reference to corner in the South limits of said highway, and continuing 373.68 feet in all to a 3/8" steel rod set for and ELL corner of this boundary line agreement and the Southwest corner of said 0.34 acres to be conveyed to said Wedman tract;

THENCE South 82 deg. 12 min. 34 sec. East, 40.17 feet to a 1/2" steel rod found with plastic cap marked RPLS 5748 for an angle point in the East line of said Harding tract and the West line of said Wedman tract for a Northeast corner of this boundary line agreement and the Southeast corner of said 0.34 acres to be conveyed to said Wedman tract;

THENCE South 01 deg. 59 min. 55 sec. East, with the East line of said Harding tract and the West line of said Wedman tract 570.41 feet to a 3/8" steel rod set in fence for an angle point in this boundary line agreement and being the North corner of 0.34 acres of the Wedman tract to be conveyed to the Harding tract;

THENCE South 07 deg. 20 min. 07 sec. East, crossing into said Wedman tract with said fence, 427.74 feet to a 3/8" steel rod set at fence corner for the Southeast corner of this boundary line agreement and said 0.34 acres to be conveyed to said Harding tract;

THENCE South 85 deg. 18 min. 22 sec. West, with said fence, 69.85 feet to a 3/8" U-bolt found at a fence corner for the Southeast corner of said Harding tract and an angle point in the West line of said Wedman tract, also being a Northwest corner of a called 92.24 acres described as First Tract in deed Edger B. Barfield and Juanita Barfield to Gerald R. Myers and Nicky Jo Meyers, December 13, 1997, 1092/301, OPR and the Southwest corner of said 0.34 acres to be conveyed to Harding tract for the **TERMINATION POINT OF THIS BOUNDARY LINE AGREEMENT**. With this boundary line agreement, the Harding tract conveys a rectangular 0.34 acres at the North End of this line to the Wedman tract and the Wedman tract conveys a triangular shape 0.34 acres to the Harding tract at the South End of this Line.

Alan M. Kirby
Registered Professional Land Surveyor No. 4978

