

AFFILIATED SURVEYORS, INC.

200 W. 5th St.
Rusk, Texas 75785
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Firm No. 10018300

LAND SURVEYING

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

August 25, 2023

RE: W. McFadden, A-460
Shelby County, Texas

DESCRIPTION

BEING 288.53 acres of land in the WILLIAM McFADDEN SURVEY, ABSTRACT No. 460, SHELBY COUNTY, TEXAS, and being all of that Tract 1 called 274.79 acres and all of that Tract 2 called 20.34 acres from Christopher Tyre to Stuart & Haley Hastings on September 12, 2022 and recorded in Document Number 2022004903 of the Deed Records of Shelby County, Texas (hereinafter shown as DN for Document Number, volume/page, DR for Deed Records): SAID tract described as follows: BEARINGS are based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations: All coordinates are U.S. Survey Feet, NAD83(2011) Epoch 2010.0000 per Trimble VRS Network Solutions: At the Point of Beginning (POB), the angle of convergence is 03°08'09" and the combined scale factor is 0.9999953: 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: w/5313 cap = a plastic cap marked BK Survey, 5313: SEE PLAT:

BEGINNING at a ½" steel rod w/5313 cap found at a fence intersection for the Northeast corner of said 274.79 acres, the Southeast corner of that 160.237 acres from Cody Donnan to Michael & Amanda Crawford on September 20, 2021 in DN 2021003473, DR, and in the occupied West line of that Tract 1 called 196.8 acres from Anderson Manufacturing Company, Inc. to Mark Anderson on February 28, 1994 in 765/155, DR, with a reference description for 196.8 acres from Thos. F. Hull to E. J. Eyers on January 27, 1912 in 67/226, DR, same having a state plane coordinate with a Northing of 10704041.924 feet and an Easting of 4185342.486 feet, from which a "T" post found for reference is North 19°17'28" East, 12.87 feet, and from said ½" steel rod w/5313 cap, a ½" steel rod w/5313 cap found on the North bank of Smith Creek for an angle point in the East line of said 160.237 acres is North 12°58'31" West, 309.80 feet;

THENCE South 03°21'55" East, with the East line of said 274.79 acres and the occupied West line of said 196.8 acres, 2106.93 feet to a ½" steel rod w/cap set for the Southeast corner of said 274.79 acres and the Northeast corner of that Tract 2 called 20.258 acres from Richard Bartee to Double Gate Farm, LLC on January 7, 2019 in DN 2019000118, DR, from which a point in County Road No. 4293 for the Southeast corner of said 20.258 acres and the most Northerly Northwest corner of that 173.03 acres from Kenneth & Jerri Campbell to Lararo & Brenda Acuna on January 12, 2001 in 904/420, DR, is South 03°21'55" East, 355.03 feet, and from said point, a ½" steel rod found on the South occupied margin of County Road No. 4293 for reference is South 03°21'55" East, 18.14 feet, and from said ½" steel rod w/cap, a fence corner found is North 87°24'56" East, 1.76 feet;

THENCE South 87°24'56" West, with the South line of said 274.79 acres and the North line of said 20.258 acres, at approximately 710 feet enter a pond, at approximately 770 feet exit said pond, continuing in all 1762.30 feet to a ½" steel rod w/5313 cap found for the Northwest corner of said 20.258 acres and the Northeast corner of said 20.34 acres;

THENCE South 31°05'43" West, with the West line of said 20.258 acres and the East line of said 20.34 acres, at 595.97 feet pass a ½" steel rod w/5313 cap found on the North occupied margin of County Road No. 4293 for reference, continuing in all 627.97 feet to a point in said road for the Southwest corner of said 20.258 acres, the Southeast corner of said 20.34 acres, and in the North line of the residue of that 179.66 acres from E. W. & Bernice Muckleroy to T. G. & Betty Bellmyer on April 18, 1963 in 412/225, DR;

THENCE with the South line of said 20.34 acres, the North line of said 179.66 acres, and in County Road No. 4293 as follows:

South 86°49'50" West, 210.93 feet to a point;

South 83°28'18" West, 294.17 feet to a point;

North 87°42'16" West, 798.84 feet to a point;

South 66°02'02" West, 60.49 feet to a point in said road for the most Southerly Southwest corner of said 20.34 acres and the most Easterly Northeast corner of that Tract 1 called 131.451 acres in DN 2019000118, DR, same being in a projection of the old Logansport Road;

THENCE North 52°34'43" West, with the Southwest line of said 20.34 acres, the Northeast line of said 131.451 acres, and along the Westerly margin of the old Logansport Road, at 32.00 feet pass a ½" steel rod w/5313 cap found on the Northwest occupied margin of County Road No. 4293 for reference, continuing in all 261.78 feet to a ½" steel rod w/5313 cap found for the most Westerly Southwest corner of said 20.34 acres and an "ELL" corner of said 274.79 acres;

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THENCE with the Southwest line of said 274.79 acres, the Northeast line of said 131.451 acres, and intermittently with a fence that appears within the occupied margins of the old Logansport Road as follows:

North 49°42'47" West, 398.96 feet to a ½" steel rod w/5313 cap found;

North 65°22'29" West, 193.95 feet to a ½" steel rod w/5313 cap found;

South 82°56'32" West, 528.45 feet to a ½" steel rod found;

North 86°17'19" West, 624.41 feet to a ½" steel rod found;

North 41°29'04" West, 202.56 feet to a ½" steel rod found;

North 12°57'55" East, and exiting the old Logansport Road, 312.36 feet to a ½" steel rod w/5313 cap found on the South bank of Smith Creek;

North 19°29'19" East, 28.85 feet to a point in the center of Smith Creek for an "ELL" corner of said 131.451 acres and the Southeast corner of that Tract 1 called 160.28 acres described in Name Affidavit by Bobbie Jean Nutt on May 1, 2008 in DN 2008003830, DR;

THENCE with the West line of said 274.79 acres and the East line of said Nutt 160.28 acres as follows:

North 03°01'29" East, at 19.65 feet pass a ½" steel rod found on the North bank of Smith Creek for reference, continuing in all 943.68 feet to a ½" steel rod w/cap set in a fence;

North 02°14'30" East, 846.25 feet to a ½" steel rod w/5313 cap found for the Northwest corner of said 274.79 acres and an "ELL" corner of said Cranford 160.237 acres, from which a ½" steel rod w/5313 cap found for the Northeast corner of said Nutt 160.28 acres and an "ELL" corner of said Cranford 160.237 acres is North 02°14'30" East, 13.99 feet;

THENCE with the common lines of said 274.79 acres and said Cranford 160.237 acres as follows:

North 86°16'11" East, 178.00 feet to a ½" steel rod w/5313 cap found;

North 89°58'40" East, 4947.54 feet to the PLACE OF BEGINNING, and containing within these calls, 288.53 acres of land, of which approximately 0.46 acres lies within the occupied margins of County Road No. 4293. 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.



Kristopher Morgan
Registered Professional Land Surveyor No. 5655

