

[illegible]

| LINE | BEARING         | CS ANGLE |
|------|-----------------|----------|
| 1    | S 61° 53' 53" E | 89.25    |
| 12   | N 63° 14' 58" W | 251.49   |
| 13   | N 47° 23' 09" E | 117.57   |
| 14   | N 64° 50' 13" E | 117.57   |
| 15   | N 63° 29' 21" W | 178.80   |
| 16   | N 06° 10' 38" E | 153.79   |
| 17   | N 31° 29' 37" W | 82.81    |
| 18   | S 87° 28' 48" W | 73.00    |
| 19   | N 6° 10' 50" W  | 124.16   |
| 20   | N 52° 58' 58" W | 250.85   |
| 21   | N 62° 50' 17" E | 117.57   |
| 22   | N 64° 36' 30" E | 48.02    |
| 23   | N 02° 51' 51" E | 30.79    |
| 24   | N 02° 54' 54" W | 44.85    |
| 25   | N 02° 47' 50" W | 250.51   |
| 26   | S 62° 47' 50" E | 250.51   |
| 27   | S 62° 34' 34" E | 67.35    |
| 28   | S 02° 21' 51" W | 30.79    |
| 29   | S 66° 04' 54" W | 117.57   |
| 30   | S 69° 34' 57" W | 126.03   |

SHOWING A BOUNDARY SURVEY AND DIVISION OF 138.02 ACRES OF LAND IN THE JOHN FERGLUSSEN SURVEY, ABSTRACT NO. 22, ANDERSON COUNTY, TEXAS, AND BEING ALL OF PLOT CALLED 141.11 ACRES SAME AND EXCEPT 8.00 ACRES DESCRIBED IN DEED FROM P.M. JENSEN LAND COMPANY, INC. TO PHILIP M. JENSEN LIMITED PARTNERSHIP NO. 5 ON JANUARY 1, 2015 AND RECORDED IN VOLUME 2417, PAGE 290 OF THE DEED RECORDS OF ANDERSON COUNTY, TEXAS.

For: The A/E/C/J Jensen Limited Partnership No. 3  
Scale: 1" = 100'  
Job No. 11-2016-158  
F. Book: AC 7/5

[illegible]

I, Christopher Morgan do hereby state that this plat represents a boundary survey made on the ground for the Philip M. Jensen Limited Partnership, Inc. and that in accordance with the information and the instructions furnished me, some certain regarding the facts as found at the time of the survey, use of this survey for any other purpose or by other parties shall be at their risk and I am not responsible for any loss resulting therefrom. If this plat is not signed in blue ink and the seal present on the printed form, it should be considered an unlicensed copy and presumed to contain errors or uncorrected mistakes.

Registered Professional Land Surveyor No. 5555  
 December 17, 2016

# AFFILIATED SURVEYORS, INC.

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

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

## LAND SURVEYING

November 17, 2016

RE: J. Ferguson, A-22  
Anderson County, Texas

### Tract Two DESCRIPTION

BEING 52.41 acres of land in the JOHN FERGUSON SURVEY, ABSTRACT No. 22, ANDERSON COUNTY, TEXAS, and being a part of that 161.11 acres save and except 8.00 acres, described in deed from P. H. Jensen Land Company, Inc. to Philip H. Jensen Limited Partnership No. 5 on January 1, 2015 and recorded in Volume 2447, Page 290 of the Deed Records of Anderson County, Texas (hereinafter shown as volume/page, DR): 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 static GPS data and an OPUS solution through the NGS website: At the point of beginning, the angle of convergence is 02°30'32" and the combined scale factor is 1.000039: To get geodetic bearings, rotate the bearings recited herein, clockwise by the angle of convergence and 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 point in County Road No. 309 for the most Easterly Southeast corner of said 161.11 acres and the Northeast corner of that Exhibit A called 2.19 acres from Dudley Warrington to Dudley Warrington Revocable Living Trust on March 9, 2000 in 1618/77, DR, same having a state plane coordinate with a Northing of 10749419.777 feet and an Easting of 3805139.062 feet;

THENCE South 88°31'47" West, with the most Easterly South line of said 161.11 acres, at 20.09 feet pass a ½" steel rod found on the West occupied margin of County Road No. 309 for reference, at 222.95 feet pass a ½" steel rod found on line for the Northwest corner of said 2.19 acres and the Northeast corner of that Exhibit C called 5.07 acres in 1618/77, DR, continuing in all, 440.51 feet to a ½" steel rod found for an angle point in the most Easterly South line of said 161.11 acres, the Northwest corner of said 5.07 acres and the Northeast corner of that Tract B called 7.60 acres from Commercial Bank of Texas, N.A. to Michael Morris on January 19, 2005 in 2256/371, DR;

THENCE with the most Easterly South line of said 161.11 acres and an interior line of said 161.11 acres, the North line of said 7.60 acres, the West line of said 7.60 acres and the West line of that Tract A called 4.55 acres in 2256/371, DR, as follows:

North 80°50'12" West, 498.77 feet to a ½" steel rod found;

South 87°29'34" West, 419.92 feet to a ½" steel rod found;

South 02°45'12" East, passing the Southwest corner of said 7.60 acres and the Northwest corner of said 4.55 acres, 1048.91 feet to a ½" steel rod found for the Southwest corner of said 4.55 acres, the most Easterly Southeast corner of said 161.11 acres and in the North line of the residue of that Tract 3 called 15 acres from W. F. Neal et ux to E. E. Warrington on July 14, 1941 in 310/520, DR;

THENCE South 87°36'13" West, with the South line of said 161.11 acres, at 535.30 feet pass a ½" steel rod found for the Northeast corner of that 6.65 acres from Martha Hopper to Roy Davis, Jr. on June 12, 2014 in 2418/84, DR, continuing in all, 939.11 feet to a ½" steel rod w/cap set for the Southwest corner of this tract and the Southeast corner of 100.61 acres, this day created (hereinafter shown as Tract One);

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

## LAND SURVEYING

THENCE with the East line of Tract One and intermittently along a fence as follows:

North 04°36'51" East, at 376.92 feet pass a ½" steel rod w/cap set in said fence, continuing in all, 1016.82 feet to a ½" steel rod w/cap set in said fence;

North 05°50'17" East, 305.31 feet to a ½" steel rod w/cap set in said fence;

North 05°39'57" East, 188.03 feet to a ½" steel rod w/cap set in said fence;

North 04°36'36" East, 48.02 feet to a ½" steel rod w/cap set in said fence;

North 00°21'51" East, 30.70 feet to a ½" steel rod w/cap set in said fence;

North 02°34'34" West, 44.95 feet to a ½" steel rod w/cap set in said fence;

North 03°47'50" West, 295.01 feet to a ½" steel rod w/cap set for the Northwest corner of

this tract, the Northeast corner of Tract One, in an interior line of said 161.11 acres and in the South line of that 31.75 acres from Cameron Dansby et al to Cameron Dansby on December 30, 1985 in 1106/211, DR, same having a state plane coordinate with a Northing of 10750304.771 feet and an Easting of 3803012.780 feet;

THENCE North 87°28'48" East, with the South line of said 31.75 acres and an interior line of said 161.11 acres, 1014.87 feet to a ½" steel rod found for an "ELL" corner of said 161.11 acres and the Northwest corner of that 12.94 acres from Danny Dosier et al to Marcellus Allen et ux on May 7, 1999 in 1587/440, DR, from which a ½" steel rod found on the West occupied margin of County Road No. 309 for reference to the Northeast corner of said 12.94 acres and for reference to the Southeast corner of said 31.75 acres is North 87°28'48" East, 1079.43 feet;

THENCE with interior lines of said 161.11 acres and the West and South lines of said 12.94 acres as follows:

South 02°35'30" East, 495.65 feet to a ½" steel rod found;

North 88°24'53" East, at 1110.31 feet pass a ½" steel rod found on the West occupied margin of County Road No. 309, continuing in all, 1130.23 feet to a point in County Road No. 309 for the Southeast corner of said 12.94 acres and the most Easterly Northeast corner of said 161.11 acres;

THENCE South 04°53'13" West, with the most Easterly line of said 161.11 acres and in County Road No. 309, 467.44 feet to the PLACE OF BEGINNING, and containing within these calls, 52.41 acres of land, of which approximately 0.20 acres lies within the occupied margins of County Road No. 309. 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.

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Kristopher Morgan  
Registered Professional Land Surveyor No. 5655