



Matabo Surveying, Inc.

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June 20, 2025

RE: RICHARD B. TUTT SURVEY
ABSTRACT No. - 778
RUSK COUNTY TEXAS

DESCRIPTION Tract 7

BEING 10.00 Acres in the Richard B. Tutt Survey Abstract No. 778, Rusk County Texas, being part of that called 101.40 Acres from Verabank, N.A. Trustee of the Elizabeth Dismukes Family Trust (a Sub-Trust of the Charles and Gene Richardson Family Trust), and Verabank, N.A. Trustee of the Richardson Family Life Estate Trust, originally dated February 20, 1991 to David Trawick, II and Melissa Trawick Recorded on May 27, 2025 in volume 4057, Page 51 of the Official Records of Rusk County Texas (Hereinafter shown as Volume/page) made of the ground during the month of May and June 2025 Bearings are based on the Texas Coordinate System of 1983, Texas North Central Zone. All coordinates are U.S. Survey Feet, NAD83(2011) Epoch 2010.0000 per Trimble VRS Network solutions. Note: surveyor did not abstract tracts for ownership or easement; SEE PLAT:

BEGINNING AT A 3/8" STEEL ROD W/CAP IN COUNTY ROAD 4194, ALSO BEING IN THE SOUTH LINE OF THAT CALLED COLD SPRINGS 23 LAND COMPANY LLC SUBDIVISION AS SHOWN IN VOLUME 3943, PAGE 193 OF THE OFFICIAL RECORDS OF RUSK COUNTY TEXAS, SET FOR THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF TRACT 6 ANOTHER 10.00 ACRE TRACT THIS DAY CREATED, FROM WHICH A MAG NAIL AT THE INTERSECTION OF THE CENTER OF COUNTY ROAD 476 AND THE CENTER OF COUNTY ROAD 4194 FOUND FOR THE NORTHEAST CORNER OF SAID 101.40 ACRES IS NORTH 86°16'38" EAST, 1498.75 FEET;

THENCE NORTH 84°35'29" EAST, 144.30 FEET TO A MAG NAIL IN SAID COUNTY ROAD, FOUND FOR AN ANGLE CORNER IN THE SOUTH LINE OF SAID SUBDIVISION;

THENCE NORTH 84°38'03" EAST, 217.34 FEET TO A 3/8" STEEL ROD W/CAP IN SAID COUNTY ROAD, SET FOR THE NORTHEAST OF THIS TRACT AND THE NORTHWEST CORNER OF TRACT 8, ANOTHER 10.00 ACRE TRACT THIS DAY CREATED;

THENCE SOUTH 01°07'27" EAST, 1211.22 FEET TO A 3/8" STEEL ROD W/CAP IN THE SOUTH LINE OF SAID 101.40 ACRES, SET FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF SAID TRACT 8;

THENCE SOUTH 85°41'40" WEST, 361.20 FEET TO A 3/8" STEEL ROD IN THE SOUTH LINE OF SAID 101.40 ACRES, SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SAID TRACT 6;

THENCE NORTH 01°07'27" WEST, 1204.41 FEET TO THE **PLACE OF BEGINNING**, CONTAINING WITHIN THESE CALLS 10.00 ACRES OF LAND. If this document is not signed in pale blue ink and the seal present it is not a licensed copy and may contain altered or forged information. This tract is subject to a utility easement 75 feet in width along its' North line.

James (Matt) Hunt
Registered Professional Land Surveyor No. 6398



w/cap = a plastic cap marked MATABO