



**NOTES:**  
 (1) Bearings as returned to  
 (2) Added as returned to  
 (3) Tract 31X = 16.94 Acres  
 100% Flood Hazard File # 5485910000  
 9/2/08

**BEGINNING:**  
 (Mon. Pk. Hwy. destroyed.)

1143 ACRES  
 813/549

**METES AND BOUNDS DESCRIPTION OF A 3.9923 ACRE TRACT - LARRY AND DIANE SNYDER**

A TRACT OR PARCEL OF LAND CONTAINING 3.9923 ACRES (CALLED 3.99 ACRES) OUT OF AND A PART OF THE W. F. SMITH PARENT 20 ACRE TRACT DESCRIBED IN VOLUME 248, PAGE 442 OF THE DEED RECORDS OF HARDIN COUNTY OUT OF THE TRUMAN MURPHY SURVEY, ABSTRACT 399 IN HARDIN COUNTY, TEXAS, SAID 3.9923 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a concrete monument at the Northeast corner of said 20 acre tract described in Volume 248, Page 442 of the Deed Records of Hardin County in the West boundary of 11.43 acre tract described in Instrument in Volume 813, Page 549 of the Deed Records of Hardin County and the Northeast corner of the herein described tract;

THENCE South 00 degrees 06 minutes 05 seconds West with an old fence line and the West boundary of 11.43 acre tract a distance of 434.29 ft. to a 3/8 inch iron rod found at a fence corner marking the Southeast corner of the herein described tract being in the Northwesterly right-of-way line of Kervin Road (40 ft. right-of-way);

THENCE South 58 degree 50 minutes 11 seconds West with the Northwest right-of-way line of said Kervin Road a distance of 305.98 ft. to a 1/2 inch iron rod found marking the Southeast corner of a tract described in Volume 872, Page 637 of the Deed Records of Hardin County;

THENCE North 12 degrees 39 minutes 00 seconds West (basis for bearings) a distance of 217.80 ft. pass a 1/2 inch iron rod found with cap at the Northeast corner of said tract described in Volume 872, Page 637 and continuing with the East boundary of a tract described in Volume 728, Page 128 of the Deed Records of Hardin County a total distance of 607.59 ft. to a 2 inch iron pipe found at the Northwest corner of the herein described tract, the Northeast corner of said tract described in Volume 728, Page 128 of the Deed Records of Hardin County in a fence line in the North boundary of said 20 acre tract described in Volume 248, Page 442 of the Deed Records of Hardin County;

THENCE North 89 degrees 55 minutes 10 seconds East with said old fence line and the North boundary line of said 20 acre tract a total distance of 395.48 ft. to the PLACE OF BEGINNING containing 3.9923 acre and being known as 18143 Kervin Road, Thicket, Texas 77374.



*Larry W. Snyder  
 Diane E. Quack Snyder*

**TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:**

The undersigned certifies that there are no discrepancies, conflicts, shortages in area, boundaries in conflicts, encroachments, overlapping of improvements, visible rights-of-way and easements, except as shown hereon.

Registered Professional Land Surveyor No. 1184 -

STATE OF TEXAS **CHARLES A. MCKINLEY**



P.O. Box 17502  
 Pasadena, TX 77502  
 713-473-3502

**BOUNDARY LAND TITLE SURVEY OF**  
 3.9923 ACRE OUT OF NE PART OF W.F. SMITH PARENT 20 ACRE TRACT OUT OF THE TRUMAN MURPHY SURVEY, ABST. 399 HARDIN COUNTY, TEXAS.  
 DEED RECORDED IN VOL. 248, PG. 442 OF HARDIN CNTY. DEED RECORDS.  
 DATE: SEPT. 29, 2014. SCALE: 1 INCH = 60 FT.  
 OWNER: LARRY & DIANE SNYDER.

GF-13094125