

Handwritten signature and notes on the left side of the survey map.

W. H. CARTER SURVEY, ABSTRACT NO. 282

M. T. DUNCAN SURVEY, ABSTRACT NO. 302

JOHN RUSSELL SURVEY, ABSTRACT NO. 306

COURSE	BEARING	DISTANCE
1	S 88°52'28"E	130.02'
2	S 01°18'29"W	91.23'
3	S 87°00'14"W	42.77'
4	S 85°00'00"W	20.00'
5	N 80°00'00"W	80.00'
6	S 01°05'20"W	111.33'
7	S 17°59'36"W	141.98'
8	N 78°30'04"W	235.21'
9	N 03°39'42"W	17.99'
10	N 77°28'40"W	225.78'
11	S 65°10'15"W	179.00'
12	S 62°03'50"W	164.54'
13	N 60°00'00"W	71.99'
14	S 05°21'17"E	172.52'
15	N 70°37'06"E	71.48'
16	S 07°11'17"E	183.68'
17	S 08°14'29"E	248.00'
18	N 83°21'40"E	147.53'
19	N 80°02'39"E	155.13'
20	S 88°10'04"E	191.92'
21	N 20°58'35"W	123.97'
22	N 85°50'33"E	254.27'
23	N 24°09'49"W	114.91'
24	N 55°47'18"W	239.77'
25	N 59°50'53"W	131.20'
26	N 88°22'42"W	141.54'
27	S 14°27'12"W	91.89'
28	S 48°38'43"W	37.01'
29	S 39°58'34"W	92.90'

Actual 117.620 Acres

SMITH COUNTY TITLE CO. 0644039E
 SELLER: JOANNE L. CASMO
 BUYER: CHRISTOPHER PACE AND WIFE, JENNIFER PACE
 EASEMENTS:
 T.P.B.L. Volume 172, Page 461 cannot locate from desc.
 T.P.B.L. Volume 693, Page 375 cannot locate from desc.
 T.P.B.L. Volume 396, Page 627 cannot locate from desc.
 T.P.B.L. Volume 1245, Page 255 cannot locate from desc.
 T.P.B.L. Volume 1342, Page 349 cannot locate from desc.
 T.P.B.L. Volume 1544, Page 688 blanket, does affect
 T.P.B.L. Volume 1545, Page 897 does not affect
 T.P.B.L. Volume 2012, Page 591 does not affect
 U.N.R.M.W.A. Volume 1242, Page 445 does affect as shown

GEORGE BARTEE SURVEY, ABSTRACT NO. 142

Beatings printed to North line of 130.38 acre tract Volume 3783, Page 1331
 Field notes accompany this plat.
 The subject tract is partly within Zone "A" areas of 100-year flooding
 and does lie partly within a designated 100-year Flood Plain, according to
 FIR4 (Flood Insurance Rate Map) panel no. 481185 0250 B effective date 7-2-91.

I, Terry D. Cowan, Registered Professional Land Surveyor No. 4139, do hereby
 certify that the plat shown hereon was prepared from an actual survey made
 on the ground under my direction and supervision.

GIVEN UNDER MY HAND & SEAL, this the 22nd day of March 2004.

Signature of Terry D. Cowan
 TERRY D. COWAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4139



John Cowan & Associates, Inc.
 825 Chase Drive, Suite 107 Tyler, Texas 75701
 Telephone: (903) 561-2238 Fax: (903) 561-0600

SURVEY FOR
CHRISTOPHER AND JENNIFER PACE
 SHOWING

Part of the M.T. Duncan Survey, A-302, and
 the George BarTEE Survey, A-142
 Smith County, Texas

DRAWN BY: D.R.A. T. COWAN CHECKED BY: M. ELLIS
 DATE: 3/14/1996 3/22/2004 FIELD BOOK: 024/74,025/80,1019/31
 SCALE: 1" = 300' JOB NO.: 00-087 04-123

Handwritten notes: State Hwy. 10 feet of frontage. Circle as either may be located. Blots 1/2 ac, main

EXHIBIT "A"

TRACT 1:

All that certain lot, tract or parcel of land, part of the M. T. Duncan Survey, Abstract No. 302, the George Barte Survey, Abstract No. 142, Smith County, Texas, being part of that certain called 135.38 acre tract described in a deed from Floyd L. Boston and wife, Betty Mae Boston to Joanne I. Casmo on March 19, 1996 and recorded in Volume 3783, Page 133 of the Land Records of Smith County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (found) for the Northwest corner of the above mentioned 135.38 acre tract, the Southwest corner of the Kevin Benjamin Ward 4.699 acre tract described in Volume 2705, Page 228, in the East line of the St. Marcus Compassion House, Inc. 76.88 acre tract described in Volume 3395, Page 25;

THENCE South 89 deg. 42 min. 32 sec. East with the North line of said 135.38 acre tract, at 357.14 ft. pass a ½" iron rod (found) for the Southeast corner of said 4.699 acre tract and the Southwest corner of the H. L. Cook 4.699 acre tract described in Volume 3201, Page 389, at 712.85 ft. pass a ½" iron rod (found) for the Southeast corner of same and the Southwest corner of the R. L. Cook 4.699 acre tract, at 1067.73 ft. pass the Southeast corner of same and the Southwest corner of the Kevin Benjamin Ward 4.699 acre tract described in Volume 2583, Page 804, and continue for a total distance of 1312.23 ft. to a ½" iron rod (found) for the Northwest corner of Samuel G. Anderson, Sr. 17.765 acre tract described in Volume 5553, Page 183;

THENCE South 04 deg. 36 min. 33 sec. East with the West line of said 17.765 acre tract, a distance of 715.19 ft. to a ½" iron rod (found) for the Southwest corner of same, in the North line of the Stephen E. Ellis 10,000 acre tract described in Volume 3113, Page 467;

THENCE Westerly with the North line of said 10,000 acre tract, as follows: South 52 deg. 03 min. 50 sec. West, a distance of 18.25 ft. to a ½' iron rod (found) for corner and West, a distance of 71.99 ft. to a ½' iron rod (found) for the Northwest corner of same;

THENCE South 00 deg. 03 min. 54 sec. East with the West line of said 10.000 acre tract, a distance of 353.08 ft. to a 1/2" iron rod (found) for the Southwest corner of same;

THENCE South 89 deg. 56 min. 16 sec. East with the South line of said 10.000 acre tract, a distance of 332.15 ft. to a 1/2" iron rod (found) for the Northwest corner of the Miguel Leon 5.0 acre tract described in Volume 6458, Page 277;

THENCE Southerly with the West line of said 5.0 acre tract, as follows: South 31 deg. 52 min. 32 sec. East, a distance of 670.83 ft. to a 1/2" iron rod (found) for corner and South 05 deg. 21 min. 17 sec. East, a distance of 172.52 ft. to a 1/2" iron rod (found) for the Southwest corner of same;

THENCE North 70 deg. 37 min. 06 sec. East with the South line of said 5.0 acre tract, a distance of 71.46 ft. to a 1/2" iron rod (found) for the Northwest corner of the Ronnie Bagby 3.867 acre tract described in Volume 2518, Page 436;

THENCE Southerly with the West line of said 3.867 acre tract, as follows: South 07 deg. 11 min. 17 sec. East, a distance of 183.98 ft. to a 1/2" iron rod (found) for corner and South 06 deg. 14 min. 29 sec. East, a distance of 248.00 ft. to a 50" double pine for corner, South 22 deg. 54 min. 27 sec. West, a distance of 302.33 ft. to a 1/2" iron rod (found) for the Southwest corner of same, the Northwest corner of the Ronnie Bagby 2.161 acre tract described in File No. 22740 (1976) and South 14 deg. 55 min. 33 sec. East, a distance of 296.90 ft. to a 1/2" iron rod (found) for the Southwest corner of same;

THENCE Easterly with the South line of said 2.161 acre tract, as follows: North 63 deg. 21 min. 40 sec. East, a distance of 147.53 ft. to a 1/2" iron rod (found) for corner, North 80 deg. 02 min. 39 sec. East, a distance of 155.13 ft. to a 1/2" iron rod (found) for corner and South 86 deg. 10 min. 04 sec. East, a distance of 191.92 ft. to a fence corner in the West right-of-way of County Road No. 1223;

THENCE South 00 deg. 25 min. 59 sec. West with the West right-of-way of County Road No. 1223, the southerly East line of said 135.38 acre tract, a distance of 875.34 ft. to a 1/2" iron rod (found) for the Southeast corner of same, in the North right-of-way of State Highway No. 31;

THENCE South 65 deg. 29 min. 58 sec. West with the North right-of-way of State Highway No. 31, a distance of 470.37 ft. to a 1/2" iron rod (found) for the westerly Southeast corner of the Floyd Boston 5.680 acre tract described in Volume 3390, Page 393;

THENCE North 20 deg. 56 min. 35 sec. West with the southerly East line of said 5.680 acre tract, a distance of 123.97 ft. to a ½" iron rod (found) for an inner corner of same;

THENCE North 65 deg. 50 min. 35 sec. East with the easterly South line of said 5.680 acre tract, a distance of 254.27 ft. to a fence corner at the easterly Southeast corner of same;

THENCE North 24 deg. 09 min. 49 sec. West with the East line of said 5.680 acre tract, a distance of 114.91 ft. to a ½" iron rod (found) for the Northeast corner of same;

THENCE Northwesterly with the North line of said 5.680 acre tract, as follows: North 55 deg. 47 min. 16 sec. West, a distance of 230.77 ft. to a ½" iron rod (found) for corner, North 59 deg. 50 min. 53 sec. West, a distance of 131.20 ft. to a ½" iron rod (found) for corner, North 88 deg. 22 min. 42 sec. West, a distance of 141.54 ft. to a ½" iron rod (found) for corner, South 74 deg. 27 min. 12 sec. West, a distance of 91.69 ft. to a ½" iron rod (found) for corner, South 46 deg. 36 min. 43 sec. West, a distance of 37.01 ft. to a ½" iron rod (found) for corner and South 39 deg. 56 min. 34 sec. West, a distance of 92.90 ft. to a 1 ½" iron pipe (found) for the Northwest corner of same, the Northeast corner of the F. C. Higginbotham 10.987 acre tract;

THENCE South 65 deg. 13 min. 07 sec. West with the North line of said 10.987 acre tract, a South line of said 135.38 acre tract, a distance of 949.10 ft. to a ½" iron rod (found) for the middle Southwest corner of same, the Northwest corner of said 10.987 acre tract, in the East line of a 13.270 acre tract;

THENCE North 01 deg. 11 min. 26 sec. East with the middle West line of said 135.38 acre tract, the East line of said 13.270 acre tract, a distance of 2179.54 ft. to a 1" iron pipe (found) for an inner corner of said 135.38 acre tract, in the North line of said Bartee Survey, the South line of said Duncan Survey;

THENCE North 88 deg. 06 min. 00 sec. West with said survey line, the westerly South line of said 135.38 acre tract, a distance of 811.94 ft. to a ½" iron rod (found) for the westerly Southwest corner of same, in the East line of a 47.00 acre tract described in Volume 3293, Page 7;

THENCE North 00 deg. 08 min. 45 sec. East with the northerly West line of said 135.38 acre tract, the East line of said 47.00 acre tract and 76.88 acre tract, a distance of 1575.35 ft. to the place of beginning, containing 117.620 acres of land.

LESS AND EXCEPT:

All that certain lot, tract or parcel of land; part of the George Barte Survey, Abstract No. 142, Smith County, Texas, being part of that certain called 117.662 acre tract described in a deed from Joanne L. Casmo to Christopher Pace and wife, Jennifer Pace, filed on March 25, 2004 and recorded in Volume 7467, Page 133 of the Official Public Records of Smith County, Texas and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (found) for the easterly Southwest corner of the above mentioned 117.662 acre tract, the westerly Southeast corner of the Floyd Boston 5.680 acre tract described in Volume 3390, Page 393, in the North right-of-way of State Highway No. 31;

THENCE North 20 deg. 56 min. 35 sec. West with the southerly East line of said 5.680 acre tract, the southerly West line of said 117.662 acre tract, a distance of 123.97 ft. to a ½" iron rod (found) for an inner corner of said 5.680 acre tract;

THENCE North 65 deg. 50 min. 35 sec. East with the easterly South line of said 5.680 acre tract, a distance of 254.27 ft. to a fence corner at the easterly Southeast corner of same, an inner corner of said 117.662 acre tract;

THENCE South 21 deg. 14 min. 33 sec. East, a distance of 122.40 ft. to a ½" iron rod (set) for corner in the easterly South line of said 117.662 acre tract, the North right-of-way of State Highway No. 31;

THENCE South 65 deg. 29 min. 58 sec. West with the easterly South line of said 117.662 acre tract, the North right-of-way of State Highway No. 31, a distance of 255.00 ft. to the place of beginning, containing 0.719 of an acre of land.

TRACT 2:

All that certain 47 acres of land, more or less, a part of the William A. Carter Survey No. 1094, Abstract 282, Smith County, Texas, described as follows:

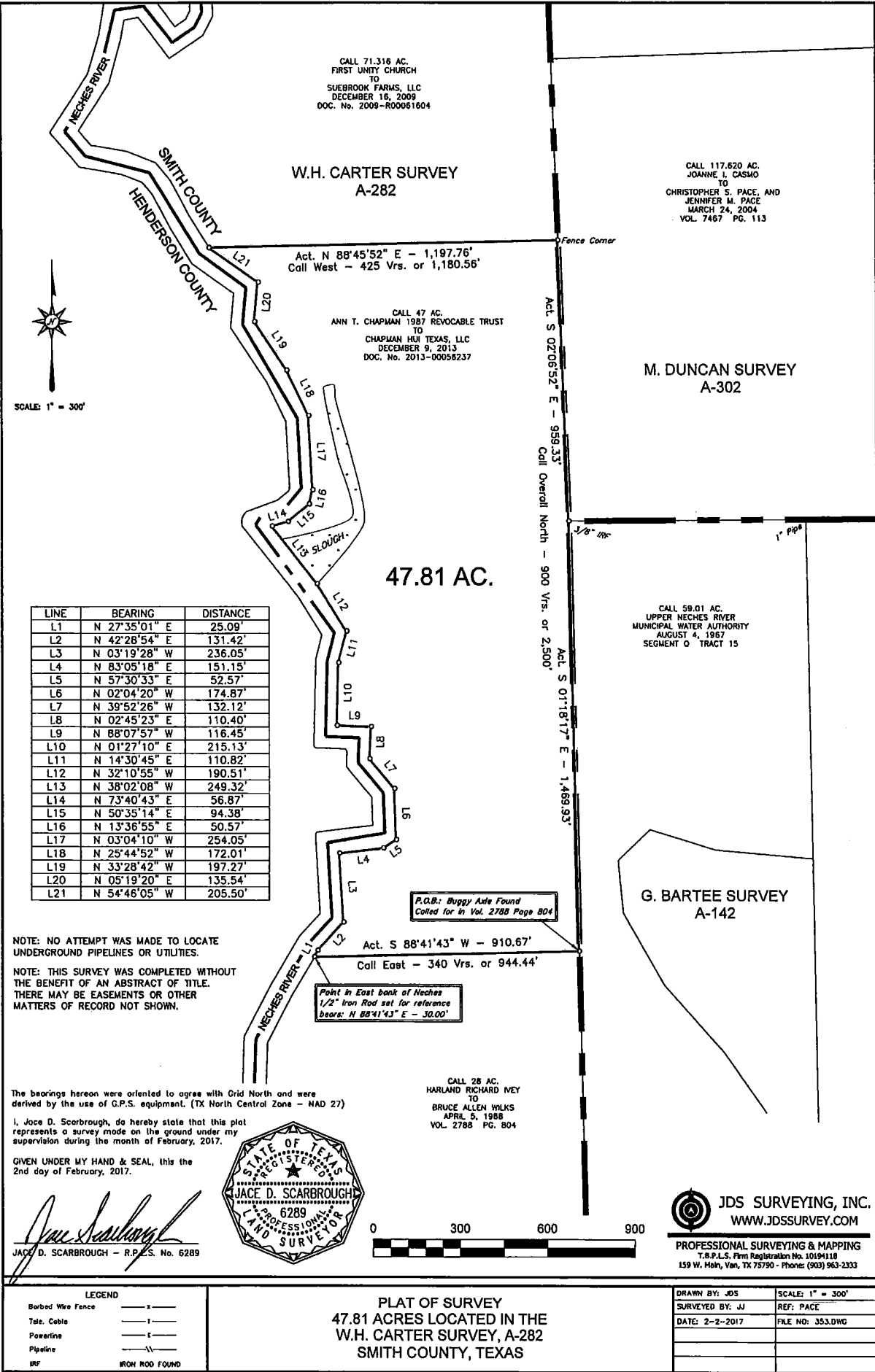
BEGINNING at the Northeast corner of Tract 1 set aside to C. O. Wilkes in a Partition Decree dated June 18, 1924, recorded in Volume V, page 376 of the Judgment Records of Smith County, Texas;

THENCE North with the East boundary line of said Carter Survey about 900 yds. to the Southeast corner of that tract of 69.14 acres of said survey owned by Parker;

THENCE West with the South boundary line of the Parker tract about 425 yds. to the East bank of the Neches River;

THENCE South with said river with its meanderings and with its varying directions to the Northeast corner of Tract 1;

THENCE East with the North boundary line of Tract 1 to the place of beginning.



CALL 71.316 AC.
FIRST UNITY CHURCH
TO
SUEBROOK FARMS, LLC
DECEMBER 16, 2009
DOC. No. 2009-R00061604

W.H. CARTER SURVEY
A-282

CALL 117.620 AC.
JOANNE I. CASMO
TO
CHRISTOPHER S. PACE, AND
JENNIFER M. PACE
MARCH 24, 2004
VOL. 7467 PG. 113

Act. N 88°45'52" E - 1,197.76'
Call West - 425 Vrs. or 1,180.56'

CALL 47 AC.
ANN T. CHAPMAN 1987 REVOCABLE TRUST
TO
CHAPMAN HUI TEXAS, LLC
DECEMBER 9, 2013
DOC. No. 2013-00058237

M. DUNCAN SURVEY
A-302

47.81 AC.

CALL 59.01 AC.
UPPER NECHES RIVER
MUNICIPAL WATER AUTHORITY
AUGUST 4, 1967
SEGMENT O TRACT 15

LINE	BEARING	DISTANCE
L1	N 27°35'01" E	25.09'
L2	N 42°28'54" E	131.42'
L3	N 03°19'28" W	236.05'
L4	N 83°05'18" E	151.15'
L5	N 57°30'33" E	52.57'
L6	N 02°04'20" W	174.87'
L7	N 39°52'26" W	132.12'
L8	N 02°45'23" E	110.40'
L9	N 88°07'57" W	116.45'
L10	N 01°27'10" E	215.13'
L11	N 14°30'45" E	110.82'
L12	N 32°10'55" W	190.51'
L13	N 38°02'08" W	249.32'
L14	N 73°40'43" E	56.87'
L15	N 50°35'14" E	94.38'
L16	N 13°36'55" E	90.57'
L17	N 03°04'10" W	254.05'
L18	N 25°44'52" W	172.01'
L19	N 33°28'42" W	197.27'
L20	N 05°19'20" E	135.54'
L21	N 54°46'05" W	205.50'

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 27)

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of February, 2017.

GIVEN UNDER MY HAND & SEAL, this the 2nd day of February, 2017.

Jace D. Scarbrough
JACE D. SCARBROUGH - R.P.S. No. 6289



P.O.B.: Buggy Axle Found
Colled for in Vol. 2788 Page 804

Act. S 88°41'43" W - 910.67'
Call East - 340 Vrs. or 944.44'

Point in East bank of Neches
1/2" Iron Rod set for reference
bears: N 88°41'43" E - 30.00'

CALL 28 AC.
HARLAND RICHARD IVEY
TO
BRUCE ALLEN WILKS
APRIL 5, 1988
VOL. 2788 PG. 804

G. BARTEE SURVEY
A-142

JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.R.P.L.S. Firm Registration No. 10194118
159 W. Mohr, Van, TX 75790 - Phone: (903) 963-2333

LEGEND

Barbed Wire Fence	—x—
Tele. Cable	— —
Powerline	—f—
Pipeline	—w—
IRF	IRON ROD FOUND

PLAT OF SURVEY
47.81 ACRES LOCATED IN THE
W.H. CARTER SURVEY, A-282
SMITH COUNTY, TEXAS

DRAWN BY: JDS	SCALE: 1" = 300'
SURVEYED BY: JJ	REF: PACE
DATE: 2-2-2017	FILE NO: 353.DWG

JDS SURVEYING, INC.
T.B.P.L.S. Firm Registration No. 10194118
159 W. MAIN - VAN, TX 75790

47.81 ACRES

All that certain lot, tract or parcel of land located within the W.H. Carter Survey, Abstract No. 282 of Smith County, Texas, being all of a called 47 acre tract as described in a deed from Ann T. Chapman 1987 Revocable Trust to Chapman Hui Texas, LLC, dated December 9, 2013 and recorded in Document No. 2013-00056237 of the Deed Records of Smith County, Texas, and this 47.81 acre tract being more fully described as follows:

BEGINNING at a Buggy Axle found for the Northeast corner of a called 28 acre tract as described in a deed from Harland Richard Ivey to Bruce Allen Wilks, dated April 5, 1988 and recorded in Volume 2788 on Page 804, being in the West line of a called 59.01 acre tract to the Upper Neches River Municipal Water Authority, dated August 4, 1967 and being Tract "Q15", also known as Segment Q, Tract 15, also being in the East line of said W.H. Carter Survey, and the West line of the G. Bartee Survey, Abstract No. 142;

THENCE South 88 deg. 41 min. 43 sec. West, a distance of 910.67 feet, with the North line of said 28 acre tract to a point on the East bank of the Neches River, from which a 1/2" Iron Rod set for reference bears: North 88 deg. 41 min. 43 sec. East, a distance of 30.00 feet;

THENCE with the East bank of the Neches River the following calls: North 27 deg. 35 min. 01 sec. East, a distance of 25.09 feet, North 42 deg. 28 min. 54 sec. East, a distance of 131.42 feet, North 03 deg. 19 min. 28 sec. West, a distance of 236.05 feet, North 83 deg. 05 min. 18 sec. East, a distance of 151.15 feet, North 57 deg. 30 min. 33 sec. East, a distance of 52.57 feet, North 02 deg. 04 min. 20 sec. West, a distance of 174.87 feet, North 39 deg. 52 min. 26 sec. West, a distance of 132.12 feet, North 02 deg. 45 min. 23 sec. East, a distance of 110.40 feet, North 88 deg. 07 min. 57 sec. West, a distance of 116.45 feet, North 01 deg. 27 min. 10 sec. East, a distance of 215.13 feet, North 14 deg. 30 min. 45 sec. East, a distance of 110.82 feet, North 32 deg. 10 min. 55 sec. West, a distance of 190.51 feet, North 38 deg. 02 min. 08 sec. West, a distance of 249.32 feet, North 73 deg. 40 min. 43 sec. East, a distance of 56.87 feet, North 50 deg. 35 min. 14 sec. East, a distance of 94.38 feet, North 13 deg. 36 min. 55 sec. East, a distance of 50.57 feet, North 03 deg. 04 min. 10 sec. West, a distance of 254.05 feet, North 25 deg. 44 min. 52 sec. West, a distance of 172.01 feet, North 33 deg. 28 min. 42 sec. West, a distance of 197.27 feet, North 05 deg. 19 min. 20 sec. East, a distance of 135.54 feet, and North 54 deg. 46 min. 05 sec. West, a distance of 205.50 feet to a point in the East bank of the Neches River at the end of an existing fence, also being the Southwest corner of a called 71.316 acre tract as described in a deed from First Unity Church to Suebrook Farms, LLC, dated December 16, 2009 and recorded in Document No. 2009-R00061604;

THENCE North 88 deg. 45 min. 52 sec. East, a distance of 1,197.76 feet, with the South line of said 71.316 acre tract to a fence corner post found for the Southeast corner of same, being in the West line of a called 117.620 acre tract as described in a deed from Joanne I. Casmo to Christopher S. Pace, and Jennifer M. Pace, dated March 24, 2004 and recorded in Volume 7467 on Page 113, and also being in the East line of said W.H. Carter Survey, and in the West line of the M. Duncan Survey, Abstract No. 302;


47.81 ACRES

Page 2 of 2

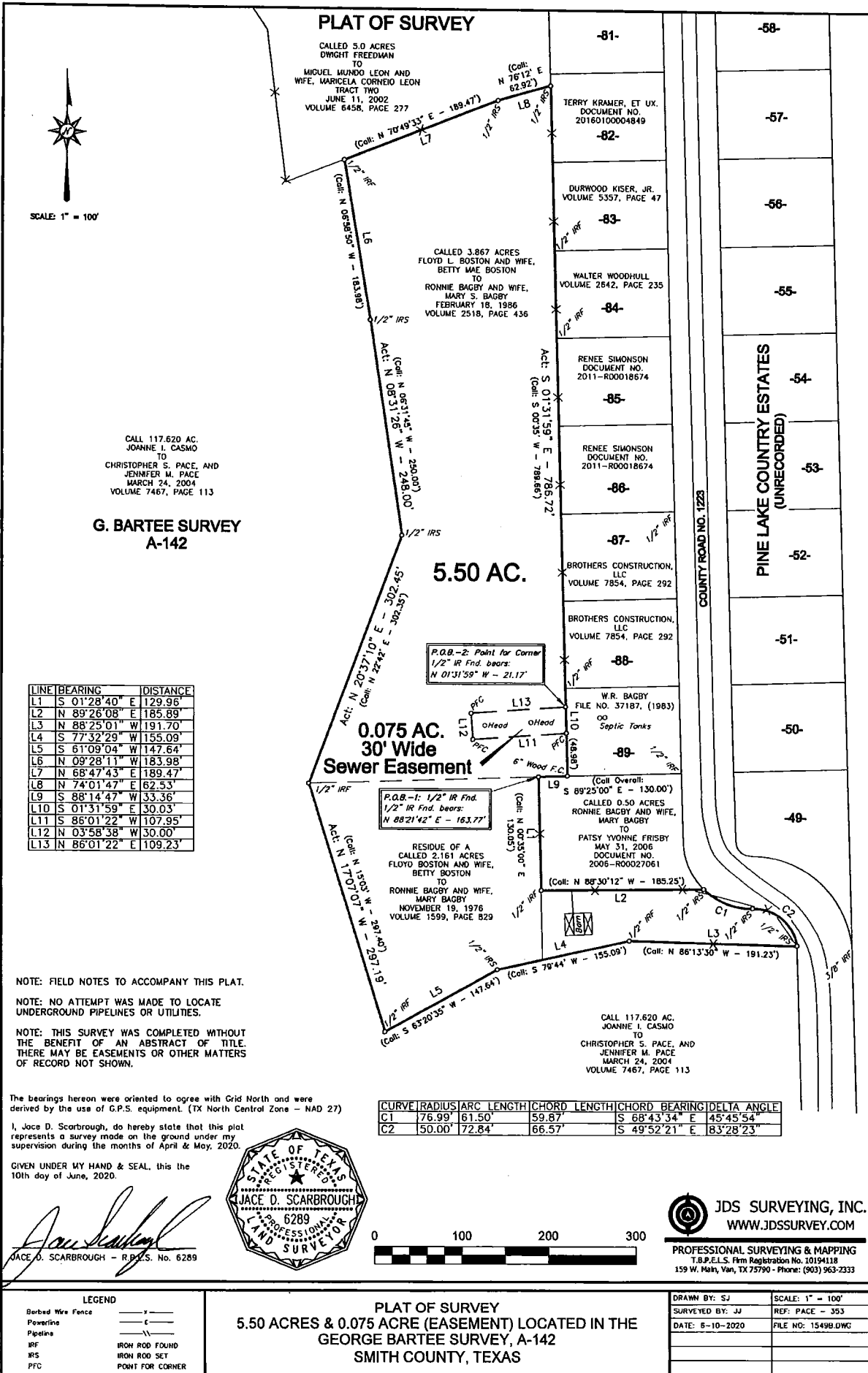
THENCE South 02 deg. 06 min. 52 sec. East, a distance of 959.33 feet, with said survey line, and the West line of said 117.620 acre tract to a 3/8" Iron Rod found for the Southwest corner of same, being the Northwest corner of said 59.01 acre tract, and also being the Southwest corner of said M. Duncan Survey, and the Northwest corner of the G. Bartee Survey;

THENCE South 01 deg. 18 min. 17 sec. East, a distance of 1,469.93 feet, with said survey line, and the West line of said 59.01 acre tract to the POINT OF BEGINNING AND CONTAINING 47.81 ACRES OF LAND. See Map No. 353 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 27). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of February, 2017.

GIVEN UNDER MY HAND & SEAL, this the 2nd day of February, 2017.


Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289





SCALE: 1" = 100'

CALL 117.620 AC.
JOANNE I. CASMO
TO
CHRISTOPHER S. PACE, AND
JENNIFER M. PACE
MARCH 24, 2004
VOLUME 7467, PAGE 113

**G. BARTEE SURVEY
A-142**

LINE	BEARING	DISTANCE
L1	S 01°28'40" E	129.96'
L2	N 89°26'08" E	185.89'
L3	N 88°25'01" W	191.70'
L4	S 77°32'29" W	155.09'
L5	S 61°09'04" W	147.64'
L6	N 09°28'11" W	183.98'
L7	N 68°47'43" E	189.47'
L8	N 74°01'47" E	62.53'
L9	S 88°14'47" W	33.36'
L10	S 01°31'59" E	30.03'
L11	S 86°01'22" W	107.95'
L12	N 03°58'38" W	30.00'
L13	N 86°01'22" E	109.23'

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.
NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.
NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 27)

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the months of April & May, 2020.

GIVEN UNDER MY HAND & SEAL, this the 10th day of June, 2020.

Jace D. Scarbrough
JACE D. SCARBROUGH - R.P.L.S. No. 6289



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	76.99'	61.50'	59.87'	S 68°43'34" E	45°45'54"
C2	50.00'	72.84'	66.57'	S 49°52'21" E	83°28'23"



**PLAT OF SURVEY
5.50 ACRES & 0.075 ACRE (EASEMENT) LOCATED IN THE
GEORGE BARTEE SURVEY, A-142
SMITH COUNTY, TEXAS**

JDS SURVEYING, INC.
WWW.JDSURVEYING.COM
PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

DRAWN BY: SJ	SCALE: 1" = 100'
SURVEYED BY: JJ	REF: PAGE - 353
DATE: 6-10-2020	FILE NO: 15498.DWG

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118
159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

5.50 ACRES

All that certain lot, tract or parcel of land located within the George Bartee Survey, Abstract No. 142 of Smith County, Texas, being all of a called 3.867 acre tract as described in a deed from Floyd L. Boston and wife, Betty Mae Boston to Ronnie Bagby and wife, Mary S. Bagby, dated February 18, 1986 and recorded in Volume 2518, Page 436, and being all of the residue of a called 2.161 acre tract as described in a deed from Floyd L. Boston and wife, Betty Boston to Ronnie Bagby and wife, Mary Bagby, dated November 19, 1976 and recorded in Volume 1599, Page 829 both of the Deed Records of Smith County, Texas, and this 5.50 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found at the Northwest corner of a called 0.50 acre tract as described in a deed from Ronnie Bagby and wife Mary Bagby to Patsy Yvonne Frisby, dated May 31, 2006 and recorded in Document No. 2006-R00027061 from which a 1/2" Iron Rod Found in the West line of County Road No. 1223 at the Northeast corner of said 0.50 acre tract and same being the Southeast corner of Lot 89 of Pine Lake Country Estates (Unrecorded Subdivision) to W.R. Bagby in File No. 37187 bears North 88 deg. 21 min. 42 sec. East, a distance of 163.77 feet;

THENCE South 01 deg. 28 min. 40 sec. East, with the West line of said 0.50 acre tract, a distance of 129.96 feet to a 1/2" Iron Rod Found at the Southwest corner of same;

THENCE North 89 deg. 26 min. 08 sec. West, with the South line of said 0.50 acre tract, a distance of 185.89 feet to a 1/2" Iron Rod Set for corner in the West line of said County Road No. 1223 at the Southeast corner of said 0.50 acre tract and being at the beginning of a curve to the left having a radius of 76.99 feet, a central angle of 45 deg. 45 min. 54 sec., and chord bearing and length of South 68 deg. 43 min. 34 sec. East, 59.87 feet;

THENCE with the West line of said County Road and curve to the left, an arc length of 61.50 feet to a 1/2" Iron Rod Set for corner at the beginning of a curve to the right having a radius of 50.00 feet, a central angle of 83 deg. 28 min. 23 sec., and chord bearing and length of South 49 deg. 52 min. 21 sec. East, 66.57 feet;

THENCE with the West line of said County Road and curve to the right, an arc length of 72.84 feet to a 1/2" Iron Rod Set for corner at the most easterly Northeast corner of a called 117.620 acre tract as described in a deed from Joanne I. Casmo to Christopher S. Pace and Jennifer M. Pace, dated March 24, 2004 and recorded in Volume 7467, Page 113;

THENCE North 88 deg. 25 min. 01 sec. West, with a North line of said 117.620 acre tract, a distance of 191.70 feet to a 1/2" Iron Rod Found for an angle corner in same;

THENCE South 77 deg. 32 min. 29 sec. West, continuing with a North line of said 117.620 acre tract, a distance of 155.09 feet to a 1/2" Iron Set for an angle corner in same;

THENCE South 61 deg. 09 min. 04 sec. West, Continuing with a North line of said 117.620 acre tract, a distance of 147.64 feet to a 1/2" Iron Rod Found for an ell corner of same;

THENCE with the East line of said 117.620 acre tract the following four (4) courses and distances:

5.50 ACRES

Page 2 of 2

North 17 deg. 07 min. 07 sec. West, a distance of 297.19 feet to a 1/2" Iron Rod Found;

North 20 deg. 37 min. 10 sec. East, a distance of 302.45 feet to a 1/2" Iron Rod Set for corner;

North 08 deg. 31 min. 26 sec. West, a distance of 248.00 feet to a 1/2" Iron Rod Set for corner;

North 09 deg. 28 min. 11 sec. West, a distance of 183.98 feet to a 1/2" Iron Rod Found in the South line of a called 5.0 acre tract, described as Tract Two in a deed from Dwight Freeman to Miguel Mundo Leon and wife, Maricela Corneio Leon, dated June 11, 2002 and recorded in Volume 6458, Page 277;

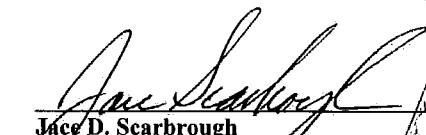
THENCE North 68 deg. 47 min. 43 sec. East, with the South line of said 5.0 acre tract, a distance of 189.47 feet to a 1/2" Iron Rod Set for an angel corner in same;

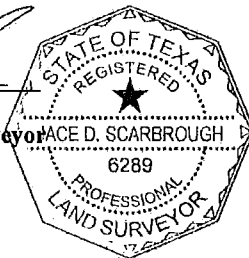
THENCE North 74 deg. 01 min. 47 sec. East, continuing with the South line of said 5.0 acre tract, a distance of 62.53 feet to a 1/2" Iron Rod Set for corner at the Southeast corner of same and being in the West line of Lot 82 of said Pine Lake Country Estates;

THENCE South 01 deg. 31 min. 59 sec. East, with the West line of Lots 82-89 of said Pine Lake Country Estates, a distance of 786.72 feet to a 6" Wood Fence Corner Post Found at the Southwest corner of Lot 89 and being in the North line of said 0.50 acre tract;

THENCE South 88 deg. 14 min. 47 sec. West, with the North line of said 0.50 acre tract, a distance of 33.36 feet, to the POINT OF BEGINNING AND CONTAINING 5.50 ACRES OF LAND. See Map No. 1549B prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 27) I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of May, 2020.

GIVEN UNDER MY HAND & SEAL, this the 10th day of June, 2020.


Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289



JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118
159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

0.075 OF AN ACRE (10' WIDE SEWER EASEMENT)

All that certain lot, tract or parcel of land located within the George Barte Survey, Abstract No. 142 of Smith County, Texas, being part of a called 3.867 acre tract as described in a deed from Floyd L. Boston and wife, Betty Mae Boston to Ronnie Bagby and wife, Mary S. Bagby, dated February 18, 1986 and recorded in Volume 2518, Page 436 of the Deed Records of Smith County, Texas, and this 0.075 of an acre tract being more fully described as follows:

BEGINNING at a Point for Corner in the East line of said 3.867 acre tract and being the West line of Lot 89 of Pine Lake Country Estates (Unrecorded Subdivision), from which a 1/2" Iron Rod Found at the Northwest corner of said Lot 89 bears North 01 deg. 31 min. 59 sec. West, a distance of 21.17 feet;

THENCE South 01 deg. 31 min. 59 sec. East, with the West line of said Lot 89, a distance of 30.03 feet to a Point for Corner, from which a 6" Wood Fence Corner Post Found at the Southwest corner of same bears South 01 deg. 31 min. 59 sec. East, a distance of 48.98 feet;

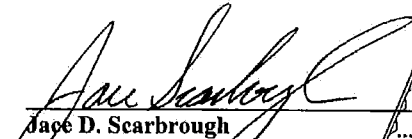
THENCE across said 3.867 acre tract the following three (3) courses and distances:

South 86 deg. 01 min. 22 sec. West, a distance of 107.95 feet to a Point for Corner;

North 03 deg. 58 min. 38 sec. West, a distance of 30.00 feet to a Point for Corner;

North 86 deg. 01 min. 22 sec. East, a distance of 109.23 feet to the POINT OF BEGINNING AND CONTAINING 0.075 OF AN ACRE OF LAND. See Map No. 1549B prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone – NAD 27) I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of May, 2020.

GIVEN UNDER MY HAND & SEAL, this the 10th day of June, 2020.


Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289

