

Note: Details are not to scale

SMITH COUNTY, TEXAS

BEING a 4.36 acre tract out of the David Thomason Survey, Abstract No. 974, Smith County, Texas, and being that certain tract described in Instrument No. 20200100004782, Smith County Deed Records, and being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the South line of County Road 220 for the Northwest corner, same being the Northeast corner of a 4.35 acre tract as recorded in Instrument No. SWD 36842, Smith County Deed Records;

THENCE S.84°06'13"E. 291.18 feet along the South line of said County Road 220 to a 1/2 inch iron rod found for the Northeast corner;

THENCE S.3°24'46"E. 692.13 feet along the West line of a 2.64 acre tract as described in Instrument No. AH 24397, Smith County Deed Records, to a 1/2 inch iron rod found for the Southeast corner, same being the Southwest corner of said 2.64 acre tract;

THENCE N.72°23'03"W. 307.66 feet along the North line of a 4.28 acre tract as described in Instrument No. ASD 10707, Smith County Deed Records, to a 1/2 inch iron rod found for the Southwest corner, same being the Northwest corner of said 4.28 acre tract;

THENCE N.3°25'42"W. 628.83 feet along the East line of a 3.65 acre tract as described in Instrument No. SWD 36842, Smith County Deed Records, to the POINT OF BEGINNING and containing 4.36 acres of land, more or less.

Certificate

I do here by certify to **Jane Brockbank and Jessica Brockbank, Truly Title Co.** that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; that it was prepared from a survey made on the ground under my supervision on this the **20th day of January, 2022**; that no visible above ground encroachments exist other than shown. Property is located in Zone X as according to the Flood Insurance Rate Map Panel 48423C0395D with an effective date 04/16/2014

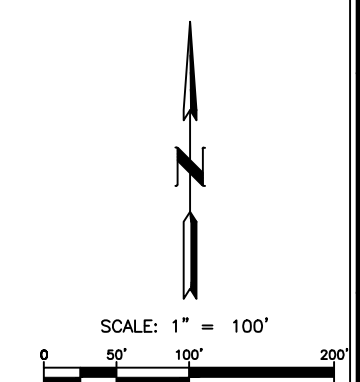
Justin W. Cantwell
Justin W. Cantwell, RPLS 6331



LEGEND

- Found 1/2" Iron Rod
- Water Valve
- Light Pole
- Property Line
- Lot Line
- Fence Line
- Overhead Electrical/Utility
- Building/Structure
- Concrete

Bearings Based Off GPS Observations



PLAT OF SURVEY

Truly Title
 GF: 22000036-35
 15136 County Road 220
 Tyler, Smith County, Texas

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