

1.407 ACRES

**SAMUEL P JONES SURVEY, ABSTRACT 516
SMITH COUNTY, TEXAS
MICHAEL RAYMOND HARPER
J3654-1.407 ACRES**

JUNE 17, 2020

BEING 1.407 acres situated in the Samuel P Jones Survey, Abstract 516, being all of a called 1.404 acres as recorded in Instrument #20190100012589 of the Official Public Records of Smith County, Texas (OPRSCT) being located at 19574 County Road 2176 (CR 2176), Whitehouse, Texas and more particularly described by metes and bounds as follows:

BEGINNING at an existing 1/2" iron rod found marking the Southwest corner of this tract, the Northwest corner of a called 1.599 acres as recorded in Instrument # 20100100031128 of the OPRSCT, and being in the East line of a called 20.780 acres as recorded in Instrument #20190100007453 of the OPRSCT;

THENCE with the east line of said called 20.780 acres North 01°51'11" West a distance of 143.84 feet to an existing 1/2" iron rod found in same and marking the Southwest corner of a called 1.385 acres as recorded in Instrument #20150100025555 of the OPRSCT;

THENCE with South line of said called 1.385 acres North 80°03'12" East a distance of 435.75 feet to a 1/2" iron rod w/cap (RPLS #5980) set marking the Southeast corner of same and being in the West margin of County Road 2176(CR 2176);

THENCE with the west margin of said CR 2176 and a curve to the left with a Radius of 2149.16 feet, an arc length of 55.66 feet, a chord length of 55.66 feet, a chord bearing of South 13°09'09" East, and a delta angle of 1°29'02" to a 1/2" iron rod w/cap (RPLS #5980) set in same and being the point of beginning to a curve to the right;

THENCE with said curve to the right and West margin of said CR 2176 with a radius of 2149.16 feet, an arc length of 75.04 feet, a chord length of 75.04 feet, a chord bearing of South 12°53'39" East, and a delta angle of 2°00'02" to an existing 1/2" iron rod found in same, and marking the Northeast corner of said called 1.599 acres;

THENCE with the North line of said called 1.599 acres South 78°34'54" West a distance of 463.13 feet to the place of beginning and containing 1.407 acres.

Note: Bearings are based on the Texas State Plane Coordinate System, Texas North Central, Zone 4202, NAD 83.

I, James Garrett Cain, do hereby state that this Legal Description represents an on the ground survey made under my supervision on March 31, 2020 and is being submitted along with a Plat of said tract herein described.



James Garrett Cain
Registered Professional Land Surveyor
State of Texas No. 5980



First National Title Insurance Company
GF #2009368-140

SCHEDULE 'B'

(Note: Any easements not shown hereon were not provided, located or visible. Cain Surveying Company does not certify to any easements that are not visible and not provided to us by said Title Company. Easement research was limited to the following: Easements and Data provided to CSC by said Title Company.)

10f) Easement, Trans-Tex Video, Inc., Volume 2067, Page 428- Unable to determine affect on subject tract.

LEGEND:

- || DEED CALL
- 1/2" IRS W/CAP (CSC RPLS#5980)
- 1/2" IRF
- ⊠ A/C
- ⊖ POWER POLE
- P- POWER LINE
- ⊞ WATER METER
- ⊞ ELECTRIC METER
- ⊞ METER POLE

UNLESS OTHERWISE NOTED.



REVISIONS:

DRAWN BY:	J.W.H.
DATE:	6/17/2020
DWG. NO.:	J3654
FB/PG:	NONE

A SURVEY FOR
MICHAEL RAYMOND HARPER
19574 COUNTY ROAD 2176
WHITEHOUSE, TEXAS

FIRM NO. 10129100



315 HWY. 110 SOUTH-WHITEHOUSE, TEXAS 75791
PHONE: 903-839-1104 FAX: 903-839-1184

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2149.16'	55.66'	55.66'	S 13°09'09" E	1°29'02"
C2	2149.16'	75.04'	75.04'	S 12°53'39" E	2°00'02"

CALLLED 1.385 ACRES
INSTRUMENT #2015010025553

SAMUEL P. JONES SURVEY
ABSTRACT 516

1.407 ACRES
BEING ALL OF A CALLED
1.404 ACRE TRACT
INSTRUMENT #20190100012589
SMITH COUNTY, TEXAS

CALLLED 20.780 ACRES
INSTRUMENT #20190100007453

{463.10'}
S 78°34'54" W 463.13'

CALLLED 1.599 ACRES
INSTRUMENT #20100100031128

NOTE: Bearings are based on the Texas State Plane Coordinate System, Texas North Central, Zone 4202, NAD 83.

I, James Garrett Cain, do hereby certify that this Plat accurately represents on the ground survey made under my direct supervision on June 17, 2020 and is being submitted along with a Legal Description of the tract(s) shown hereon.

James Garrett Cain
James Garrett Cain
Registered Professional Land Surveyor
State of Texas No. 5980



COUNTY ROAD 2176 (CR-2176)

