



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**10.407 ACRES**  
**IN THE JOHN BLACKMAN SURVEY, ABSTRACT NUMBER 153**  
**SMITH COUNTY, TEXAS**

BEING a 10.407 acre tract of land situated in the John Blackman Survey, Abstract Number 153, Smith County, Texas, being comprised of a portion of that certain called 12.6364 acre tract described in instrument to Robert Allen McLemore, recorded in Volume 7274, Page 11, of the Official Public Records of Smith County, Texas (O.P.R.S.C.T.), and a portion of that certain called 1.00 acre tract described in instrument to Robert A. McLemore, recorded under Instrument Number 2007-50814, O.P.R.S.C.T., said 10.407 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the apparent common line between said Blackman Survey and the W. Craig Survey, Abstract Number 250, in the southerly line of that certain tract shown to be owned by Effie J. Muckleroy Estate (Effie tract), per Smith County Appraisal District Identification Number (S.C.A.D. Id. No.) 144798, for the common northerly corner of said 12.6364 acre tract and that certain called 2.0000 acre tract described in instrument to William Kelly Ratcliff and Cassandra Ratcliff, recorded under Instrument Number 2017-17692, O.P.R.S.C.T., being the northerly northwest corner of the herein described 10.407 acre tract, from which a 1/2 inch iron rod found for reference bears, South 87°38'08" West, 515.90 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 6,809,664.18, E: 3,048,565.49**, North Central Zone, (4202), grid measurements;

THENCE North 87°28'49" East, 517.79 feet, with the apparent common line between said Blackman Survey and said Craig Survey, the common line between said 12.6364 acre tract and said Effie tract, to an axle found for the common northerly corner of said 12.6364 acre tract and that certain called 7 2/10 acre tract described in instrument to Waymon Wesley and Annie Wesley, recorded in Volume 1506, Page 657, of the Deed Records of Smith County, Texas (D.R.S.C.T.), being the northeasterly corner of the herein described 10.407 acre tract, from which a 1/2 inch flat iron rod found for reference bears, North 86°57'18" East, 268.85 feet;

THENCE South 01°52'22" East, 782.42 feet, with the common line between said 12.6364 acre tract and said 7 2/10 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 10.407 acre tract, from which a 1/2 inch flat iron rod found for the common southerly corner of that certain called 3.551 acre tract described in instrument to Robert A. McLemore, recorded under Instrument Number 2010-49995, O.P.R.S.C.T. and said 7 2/10 acre tract bears, South 01°52'22" East, 390.13 feet;

THENCE South 88°27'01" West, severing, over and across said 12.6364 acre tract and said 1.00 acre tract, at a distance of 651.26 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the easterly margin of County Road 217, in all, a total distance of 679.10 feet, to a calculated point in the approximate centerline of said County Road 217, in the westerly line of said 12.6364 acre tract, being the southwesterly corner of the herein described 10.407 acre tract;

THENCE with the approximate centerline of said County Road 217, the westerly line of said 12.6364 acre tract, the following three (3) courses and distances:

1. North 14°06'15" West, 99.54 feet, to a calculated point for corner;
2. North 15°44'13" West, 87.04 feet, to a calculated point for corner;

3. North  $18^{\circ}56'38''$  West, 56.80 feet, to a calculated point for the common westerly corner of said 12.6364 acre tract and said 2.0000 acre tract, being the westerly northwest corner of the herein described 10.407 acre tract;

THENCE with the common line between said 12.6364 acre tract and said 2.0000 acre tract, the following two (2) courses and distances:

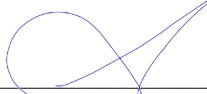
1. North  $71^{\circ}47'55''$  East, 234.27 feet, to a 1/2 inch iron rod in 1 inch iron pipe found for corner;
2. North  $02^{\circ}27'53''$  West, 470.81 feet, to the **POINT OF BEGINNING** and containing a computed area of 10.407 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 1, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 35009.

Bearings recited hereon are based on GPS observations and referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone, (4202), grid measurements.

December 6, 2023  
Date



  
Thomas A. McIntyre  
R.P.L.S. No. 6921