

110730

Plat of Survey

22978 County Road No. 223

Being All of the Residue of a Called 19.530 Acre Tract (Tract One)

And all of the Residue of a Called 1.738 Acre Tract (Tract Two)

Recorded in Volume 2514, Page 418 of the Deed Records of Smith County

Texas; And Being all of that Called 1.578 Acre Tract Recorded

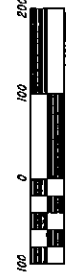
in Volume 5643, Page 87 of the Official Public Records of Smith County, Texas

Being Part of the Isaac E Dunaho Survey, Abstract No. 310 &

Part of the Thomas Allen Survey, Abstract No. 46

Smith County, Texas

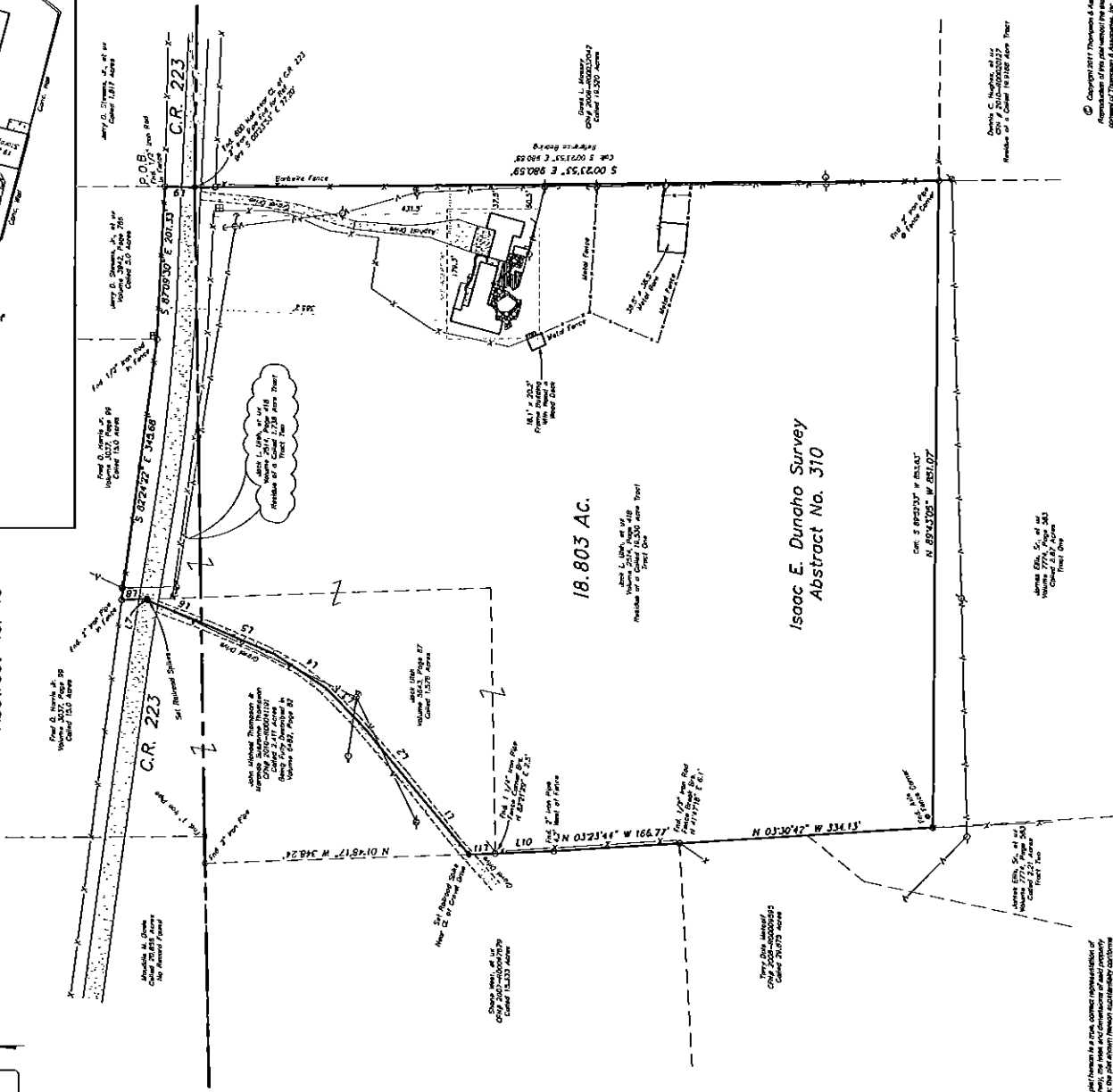
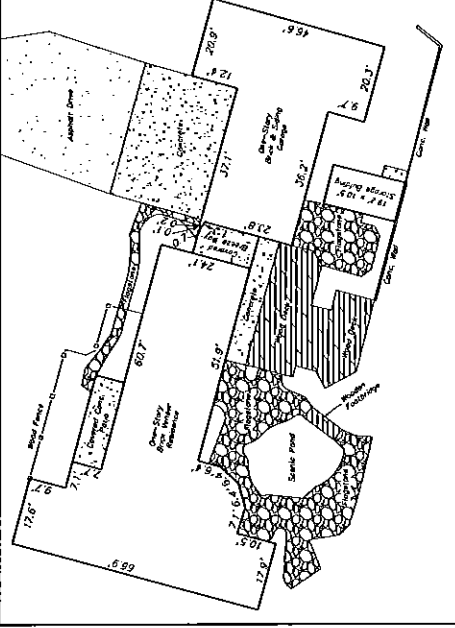
Buyer: Willard C. Wood III



Legend
○ 1/4" Iron Pin
○ 3/8" Iron Pin
○ 1/2" Iron Pin
○ 5/8" Iron Pin
○ 3/4" Iron Pin
○ 1" Iron Pin
○ 1 1/2" Iron Pin
○ 2" Iron Pin
○ 3" Iron Pin
○ 4" Iron Pin
○ 6" Iron Pin
○ 8" Iron Pin
○ 10" Iron Pin
○ 12" Iron Pin
○ 14" Iron Pin
○ 16" Iron Pin
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○ 22" Iron Pin
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○ 80" Iron Pin
○ 82" Iron Pin
○ 84" Iron Pin
○ 86" Iron Pin
○ 88" Iron Pin
○ 90" Iron Pin
○ 92" Iron Pin
○ 94" Iron Pin
○ 96" Iron Pin
○ 98" Iron Pin
○ 100" Iron Pin

Thomas Allen Survey
Abstract No. 46

INSERT "A"
N.T.S.



To the best of my knowledge the plat herein is a true, correct representation of the property as determined by survey, the lines and corners of said property, and the area and volume of said property, and the same is true and correct as shown on the True Survey of Professional Land Surveyors (Professional Land Surveyors) and as shown on the True Survey of Professional Land Surveyors (Professional Land Surveyors) and as shown on the True Survey of Professional Land Surveyors (Professional Land Surveyors).

FINAL

Surveyed and Platted by:
RENTY THOMPSON, JR.,
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2015

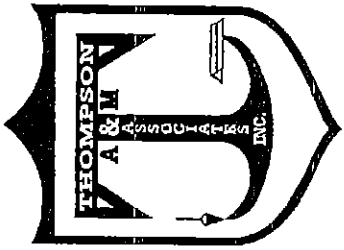
LINE TABLE (ACTUAL)

NUMBER	DIRECTION	DISTANCE
1.1	N 30°10'40" E	118.43'
1.2	N 50°20'45" E	97.74'
1.3	N 45°15'25" E	74.25'
1.4	N 33°25'35" E	83.27'
1.5	N 23°20'07" E	94.07'
1.6	S 61°34'48" E	1.64'
1.7	N 07°44'15" W	11.71'
1.8	S 07°21'19" W	35.18'
1.9	N 02°11'02" W	77.55'
1.10	N 01°48'17" W	34.63'

LINE TABLE (CALL)

NUMBER	DIRECTION	DISTANCE
1.1	N 30°12'11" E	110.20'
1.2	N 50°17'05" E	97.74'
1.3	N 45°19'01" E	74.23'
1.4	N 33°26'08" E	83.27'
1.5	N 23°25'40" E	94.07'
1.6	S 61°35'16" E	1.62'
1.7	S 07°45'16" W	11.71'
1.8	N 01°42'16" W	33.21'
1.9	S 06°20'74" W	35.29'
1.10	N 01°46'18" W	77.47'
1.11	N 01°46'18" W	34.63'

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This plat is a true and correct representation of the land and volume of said property, and the same is true and correct as shown on the True Survey of Professional Land Surveyors (Professional Land Surveyors) and as shown on the True Survey of Professional Land Surveyors (Professional Land Surveyors) and as shown on the True Survey of Professional Land Surveyors (Professional Land Surveyors).
This plat is an integral part of a number & exhibits description of a tract containing the same. These exhibits remain.
The following warrant appears to affect the subject tract:
Volume 2701, Page 560.
Flood Plain Statement: According to FEMA Map Panel No. 46420C0405C, dated September 20, 2005, the subject tract appears to be within Zone "A", which is subject to a 1% Annual Chance Flood.
THOMPSON & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL LAND SURVEYORS
1000 West 10th Street, Suite 100, Fort Worth, Texas 76102
Phone: 817-335-1111
Fax: 817-335-1112
Email: info@thompsonandassociates.com



THOMPSON & ASSOCIATES, INC.

Perry Thompson, Jr. '63

CONSULTANT

Registered Professional Engineers

Registered Professional Land Surveyors

Highway & Bridge Design - Streets - Pipelines - Oil

- Gas Surveys & Locations
Underground Storage Tank Remediation

MAILING ADDRESS:

P.O. BOX 132479

TYLER, TEXAS 75713-2479

Telephone: 903/593-0128

903/592-5474

Fax: 903/593-0129

1528 N-NW Loop 323

Tyler, Texas 75702-3697

- Gas Surveys & Locations

Underground Storage Tank Remediation

Land Developments

Transmission Lines

Lignite Surveys

Industrial Sites

Subdivisions

Utilities

Traffic

Safety

June 3, 2011

18.803 Acres of Land

Isaac E. Dunaho Survey, A-310

Thomas Allen Survey, A-46

Smith County, Texas

FB 409/ 27-35

JN 8635

METES & BOUNDS DESCRIPTION OF 18.803 ACRE OF LAND

Being 18.803 acres of land situated in the Isaac E. Dunaho Survey, A-310 & the Thomas Allen Survey, A-46, Smith County, Texas, being all of the residue of a called 19.530 acre tract and being all of the residue of a called 1.738 acre tract being fully described as tracts one and two in a warranty deed with vendor's lien to Jack L. Ullsh, et ux recorded in Volume 2514, Page 418 of the Deed Records of Smith County, Texas, and all of that called 1.578 acre tract described in a warranty deed to Jack Ullsh recorded in Volume 5643, Page 87 of the Official Public Records of Smith County, Texas, said 18.803 acre tract being more fully described as follows:

BEGINNING: at a ½" iron rod found in the occupied north right-of-way fence line of County Road No. 223 for the northeast corner of the 1.738 acre tract referenced above, said corner being the northeast corner of the herein described tract, and being the southeast corner of a called 5.0 acre tract described in a deed to Jerry D. Stevens, Jr., et ux recorded in Volume 3942, Page 766 of the Official Public Records of Smith County, Texas;

THENCE: South 01°21'19" West, with the east line of 1.738 acre tract, a distance of 39.18 feet to a 60-D nail found near the centerline of County Road No. 223 for the southeast corner of said 1.738 acre tract, same being the northeast corner of the 19.530 acre tract referenced above, and being the northwest corner of a called 19.520 acre tract described in a deed to Davis L. Massey recorded in Clerk's File No. 2008-R00032042 of the Official Public Records of Smith County, Texas, from which a 2" iron pipe found for reference in the occupied south right-of-way line of County Road No. 223 bears South 00°23'53" East a distance of 27.20 feet;

THENCE: South 00°23'53" East (Record Bearing), with the east line of the 19.530 acre tract and the west line of Massey's 19.520 acre tract, a distance of 980.59 feet to a 2" iron pipe found at a fence corner for the southeast corner of this tract, same being the southwest corner of Massey's 19.520 acre tract, same being the northwest corner of the residue of a called 19.9188 acre tract described in a deed to Dennis C. Hughes, et ux recorded in Clerk's File No. 2010-R00020127 of the Official Public

Records of Smith County, Texas, and being the northeast corner of a called 8.87 acre tract described as tract one in a deed to James Ellis, Sr., et ux recorded in Volume 7774, Page 583 of the Official Public Records of Smith County, Texas;

THENCE: North 89°43'05" West, with the south line of the 19.530 acre tract and with the north line of Ellis' 8.87 acre tract, a distance of 851.07 feet to a axle found at a barb wire fence corner for the southwest corner of this tract, same being the northwest corner of Ellis' 8.87 acre tract and being in the east line of a called 2.21 acre tract described as tract two in a deed to James Ellis, Sr., et ux recorded in Volume 7774, Page 583 of the Official Public Records of Smith County, Texas;

THENCE: North 03°30'42" West, with the west line of the 19.530 acre tract, a distance of 334.13 feet to a 1/2" iron rod found for the northeast corner of a called 29.875 acre tract described in a deed to Terry Dale Metcalf recorded in Clerk's File No. 2008-R00009595 of the Official Public Records of Smith County, Texas, and being the southeast corner of a called 15.333 acre tract described in a deed to Shane West, et ux recorded in Clerk's File No. 2007-R00047679 of the Official Public Records of Smith County, Texas, from which a barb wire fence break bears North 41°47'18" East a distance of 6.1 feet;

THENCE: North 03°23'44" West, continuing with the west line of the 19.530 acre tract and with the east line of West's 15.333 acre tract, a distance of 166.77 feet to a 2" iron pipe found 4.2 feet west of a barb wire fence running north and south for an angle break in the west line of the 19.530 acre tract;

THENCE: North 02°11'02" West, continuing with the west line of the 19.530 acre tract and with the east line of West's 15.333 acre tract, a distance of 77.52 feet to a 1 1/4" iron pipe found for the southwest corner of the above mentioned 1.578 acre tract, from which a barb wire fence corner bears North 82°21'29" East a distance of 2.5 feet;

THENCE: North 01°48'17" West, with the west line of the 1.578 acre tract, a distance of 34.82 feet to a railroad spike set near the centerline of a gravel drive for the most westerly northwest corner of this tract and being the south corner of a called 2.411 acre tract in a deed to John Michael Thompson and Maranda Suezanne Thompson recorded in Clerk's File No. 2010-R00041191 of the Official Public Records of Smith County, Texas, said 2.411 acre tract being fully described in Volume 6482, Page 82 of the Official Public Records of Smith County, Texas, from which a 2" iron pipe found for the original northwest corner of the called 19.530 acre tract bears North 01°48'17" West a distance of 348.24 feet;

THENCE: generally with the centerline of a gravel drive as follows:

North 50°10'40" East a distance of 116.43 feet;

North 50°33'45" East a distance of 97.74 feet;

North 46°15'28" East a distance of 74.23 feet;

North 33°25'35" East a distance of 83.27 feet;

North 23°02'07" East a distance of 94.07 feet;

North 22°38'44" East a distance of 88.26 feet to a railroad spike set near the centerline of County Road No. 223 for a northwesterly corner of this tract same being the northwest corner of the 1.578 acre tract, and being an inner ell corner of Thompson's 2.411 acre tract;

THENCE: South 81°54'48" East, with the north line of the 1.578 acre tract, a distance of 1.68 feet to a railroad spike set for an inner ell corner of this tract, same being the northeast corner of the 1.578 acre tract, and being the southeast corner of Thompson's 2.411 acre tract;

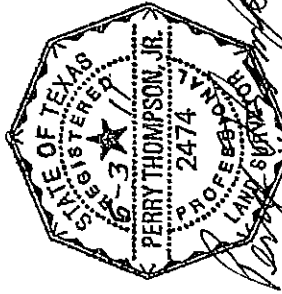
THENCE: North 01°44'15" West, with the east line of Thompson's 2.411 acre tract, a distance of 33.71 feet to a 2" iron pipe found in the occupied north right-of-way fence line of County Road No. 223 for the most northerly northwest corner of this tract, same being the northeast corner of Thompson's 2.411 acre tract, same being in the north line of the above mentioned the 1.738 acre tract, and being

in the south line of a called 15.0 acre tract described in a deed to Fred O. Harris Jr. recorded in Volume 3037, Page 99 of the Official Public Records of Smith County, Texas;

THENCE: South 82°24'22" East, with the north line of the 1.738 acre tract, the south line of Harris' 15.0 acre tract and the occupied north right-of-way line of County Road No. 223, a distance of 345.68 feet to a 1/2" iron rod found in said right-of-way fence for the southeast corner of Harris' 15.0 acre tract, and being the southwest corner of Stevens' 5.0 acre tract;

THENCE: South 87°09'30" East, with with the north line of the 1.738 acre tract, the south line of Stevens' 5.0 acre tract and the occupied north right-of-way line of County Road No. 223 a distance of 201.33 feet to the Point of Beginning containing 18.803 acre of land.

This metes and bounds description is an integral part of the plat of even date showing the same tract described herein and is not valid unless signed in blue ink with an accompanying RPLS Seal.



Perry Thompson Jr., Registered Professional
Land Surveyor, State of Texas No. 2474