

158.387 ACRES  
BEING ALL OF A CALLED  
158.5693 ACRE TRACT  
INSTRUMENT 01-R0001253  
SMITH COUNTY, TEXAS

Cecil Ray Williams  
Tract II  
Called 18,977 Acres  
Volume 1759, Page 829

Rodney M. Jones, etux  
Called 19,744 Acres  
Instr: 2010100014405

Jerry M. Garner  
Called 19,744 Acres  
Instr: 02-R0008938

Terry D. Reeves, etux  
Called 19,744 Acres  
Instr: 00-R0039130

Robert Wade Allen, etal  
Called 23,221 Acres  
Instr: 20150100008686

JAMES C. RAY SURVEY  
ABSTRACT 814

Todd S. Healy, etux  
Called 53,736 Acres  
Volume 4845, Page 206

LUCY WATSON SURVEY  
ABSTRACT 1030

Sandra Nell Francis, etal  
Called 48,415 Acres  
Instrument 00-R0055469

JAMES H. SANDERS SURVEY  
ABSTRACT 860

SURVEYED:  
158.387 Acres

Kenneth W. Baker  
Kenneth W. Baker  
Called 158.5693 Acres  
Instrument 01-R0001253

Pnt for Corner in Road  
1/2" IRS for Ref.  
N 38°46'49" E - 40.63'

WITH CENTERLINE FM-16 W AS FOLLOWS:

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| T1   | N 52°18'00" W | 433.80'  |
| T2   | N 53°12'12" W | 204.47'  |
| T3   | N 55°07'06" W | 101.41'  |
| T4   | N 57°46'44" W | 237.80'  |
| T5   | N 60°29'55" W | 353.34'  |

Landmark Title Company  
GF #: 168635

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.)

Right-of-Way and Easements:

Wood County Electric Cooperative, 3469/226 - Not a valid description, Cannot plot; Does affect subject tract  
1915/226 - Easement is vacated due to the Land Owner owning all contiguous lands. Easement cannot be granted to yourself; Does not affect subject tract.  
1915/234 - Easement is vacated due to the Land Owner owning all contiguous lands. Easement cannot be granted to yourself; Does not affect subject tract.  
3432/708 - Easement is vacated due to the Land Owner owning all contiguous lands. Easement cannot be granted to yourself; Does not affect subject tract.  
3432/713 - Easement is vacated due to the Land Owner owning all contiguous lands. Easement cannot be granted to yourself; Does not affect subject tract.

Note: Bearings are based on the South Line of that certain called 158.5693 acre tract conveyed to Kenneth W. Baker a recorded in Instrument 01-R001253 of the Official Public Records of Smith County, Texas.

I, James Garrett Cain, do hereby certify that this Plat accurately represents an on the ground survey made under my direct supervision on August 8, 2016, and is being submitted along with a Legal Description of the tract shown hereon.



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

|           |           |            |  |                                                                                                                           |                                                                                                                             |
|-----------|-----------|------------|--|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| DRAWN BY: | B.G.B.    | REVISIONS: |  | A SURVEY FOR<br>DAVID BRADFORD GAULTNEY &<br>KATHLEEN ELIZABETH GAULTNEY<br>21120 FM-16 W, LINDALE<br>SMITH COUNTY, TEXAS | <br><b>CAIN</b><br>SURVEYING COMPANY<br>315 HWY. 110 SOUTH-WHITEHOUSE, TEXAS 75791<br>PHONE: 903-839-1104 FAX: 903-839-1184 |
| DATE:     | 8/10/2016 |            |  |                                                                                                                           |                                                                                                                             |
| DWG. NO.: | J2662     |            |  |                                                                                                                           |                                                                                                                             |
| FB/PG:    | 274/42    |            |  |                                                                                                                           |                                                                                                                             |

Pnt for Corner in Road  
1/2" IRS for Ref.  
N 89°07'51" E - 57.58'

James Stephen Howard, etal  
Tract III  
Called 154,120 Acres  
Instrument 2006-R00014134

LEGEND:  
{ } DEED CALL  
● 3/8" IRS w/ CAP (CSC RPLS#5980)  
○ 1/2" IRF  
⬢ AXLE FOUND  
▽ WAGON HUB FOUND  
⊗ 10" ROUND FNC POST  
⊠ A/C  
-○- POWER POLE  
⊞ ELECTRIC METER  
UNLESS OTHERWISE NOTED.

