

# STANGER SURVEYING TYLER LLC

1595 E. GRANDE BLVD.  
TYLER, TEXAS 75703

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TBPLS FIRM REGISTRATION NO. 10025700

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## SMITH COUNTY, TEXAS DON THOMAS QUEVADO SEVEN LEAGUE GRANT, ABSTRACT 18 SECTION 26

### METES AND BOUNDS DESCRIPTION

**BEING** 7.215 acres of land situated in the Don Thomas Quevado Seven League Grant, Abstract No. 18, Smith County, Texas, being part of that certain called 14.500 acre tract as described in a deed from Mark T. Eslicker to Kevin L. Kilgore, dated July 6, 2022, and recorded in Instrument No. 202201026420, of the Official Public Records of Smith County, Texas, said tract to be more particularly described by metes and bounds as follows:

**BEGINNING** at a point in County Road No 196, for the northeast corner of the above mentioned 14.500 acre tract, being at the southeast corner of that certain called 7.250 acre tract described as Tract 2 in Volume 7117, Page 184., being in the west boundary line of that certain called 6.051 acre tract as described in Instrument No. 2021-01028785, and being located at the coordinates of 6,785,588.76 feet north, and 2,924,727.52 feet east, from which a ½" iron rod (found) bears South 88° 40' 26" West, a distance of 28.72 feet;

**THENCE** South 01° 24' 53" East, for a distance of 228.90 feet, with the west boundary line of the above mentioned 6.051 acre tract, and generally along County Road No. 196, to a point for the southeast corner of said 14.500 acre tract, being at the northeast corner of that certain called 14.482 acre tract as described in Instrument Number 2021-01031519, from which a ½" iron rod (found) bears South 88° 38' 06" West, a distance of 28.72';

**THENCE** South 88° 38' 06" West, for a distance of 1,369.83 feet, with the south boundary line of said 14.500 acre tract to a ½" iron rod (found) at an angle break in same, being at the northwest corner of the above mentioned 14.482 acre tract, being at the northeast corner of that certain called 7.294 acre tract as described in Volume 5730, Page 318, and being at the southeast corner of that certain called 7.241 acre tract as described in Instrument No. 202201028771;

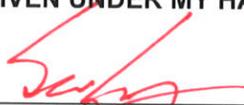
**THENCE** North 01° 37' 19" West, for a distance of 229.83 feet, over and across said 14.500 acre tract to a ½" iron rod (found bent) at an angle break in the north boundary line of same, being at the southwest corner of the above mentioned 7.250 acre (Tract 2), being at the southeast corner of that certain called 7.250 acre tract described as Tract Eleven in Volume 1153, Page 43, and being at the northeast corner of the above mentioned 7.241 acre tract;

**THENCE** North 88° 40' 26" East, for a distance of 1,370.66 feet, **back to the place of beginning, and containing 7.215 acres of land**, of which 0.242 of an acre lies within the fenced margins of County No. Road 196.

Bearings, Distances, and Area are based on the Texas Coordinate System, North Central Zone (NAD83) as derived from average RTK positions using the Leica RTK Network.

See Plat of Survey prepared even date.

**GIVEN UNDER MY HAND AND SEAL**, this the 30<sup>th</sup> day of September, 2022.

  
S. W. Spray  
Registered Professional Land Surveyor  
State of Texas No. 6292

