



**SURVEYED 51.348 ACRES  
V. TEJADA SURVEY, A-21  
SMITH COUNTY, TEXAS  
J21-1811**

**December 16th, 2021**

**Field Note** description for a 51.348 acre tract being located in the V. TEJADA Survey, Abstract No. 21, Smith County, Texas, and being all of a called 19.463 acre tract conveyed to M & M Joint Venture as described and recorded in Volume 7064, Page 311 of the Official Records of Smith County, Texas, same being all of the residue of a called 21.9158 acre tract of land conveyed to M & M Joint Venture as described and recorded in Volume 6169, Page 292 of the Official Public Records of Smith County, Texas, same being all of the residue of a called 27.182 acre tract of land conveyed to M & M Joint Venture as described and recorded in Volume 6172, Page 159 of the Official Public Records of Smith County, Texas, also being all of the residue of a called 27.182 acre tract of land conveyed to M & M Joint Venture as described and recorded in Volume 6169, Page 292 of the Official Public Records of Smith County, Texas. Said 51.348 acre tract to be more particularly described as follows.

*Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.*

**BEGINNING** at a 1/2" Iron Rod found for the Southernmost Southeast corner of herein described tract, same being the Northeast corner of Meadow West Estates Subdivision, Unit 1, as described and recorded in Cabinet D, Slide 167-B of the Plat Records of Smith County, Texas, same being in the West line of a called 4.408 acre tract of land conveyed to Alicia Moss Baaheth as described and recorded in Document Number 2011-R00013170 of the Official Public Records of Smith County, Texas;

**THENCE** along the North line of Meadow West Estates Unit 1 as follows:

South 89 deg. 09 min. 11 sec. West a distance of 120.20 feet to a 1/2" Iron Rod found;  
North 03 deg. 15 min. 17 sec. East along said North distance of 3.00 feet to a 1/2" Iron Rod set;  
South 89 deg. 05 min. 13 sec. West a distance of 170.70 feet to a 1/2" Iron Rod found;  
North 46 deg. 31 min. 24 sec. West a distance of 35.37 feet to a 1/2" Iron Rod found;  
North 01 deg. 05 min. 27 sec. West a distance of 19.49 feet to a 1/2" Iron Rod found;  
South 83 deg. 32 min. 08 sec. West a distance of 132.23 feet to a 1/2" Iron Rod found;  
South 78 deg. 16 min. 41 sec. West a distance of 55.03 feet to a 1/2" Iron Rod found;  
South 81 deg. 49 min. 15 sec. West a distance of 140.22 feet to a 1/2" Iron Rod found, same being the Southernmost Southwest corner of herein described tract, same being in the East line of Meadow West Estates Subdivision, Unit 2, as described and recorded in Cabinet F, Slide 80-D of the Plat Records of Smith County, Texas;

**THENCE** North 01 deg. 29 min. 49 sec. West along the East line of Meadow West Estates, Unit 2 a distance of 548.93 feet to a 1/2" Iron Rod found for corner of herein described tract;

**THENCE** North 01 deg. 29 min. 33 sec. West along said East line a distance of 254.86 feet to a 1/2" Iron Rod found for an interior corner of herein described tract, same being the Northeast corner of Meadow West Estates, Unit 2;

**THENCE** South 87 deg. 46 min. 02 sec. West along the North line of said Unit 2 and the North line of a tract of land conveyed to Lester Jackson and Dorothy Jackson as described and recorded in Cause No. 86-486 of the District Courts Office, a distance of 1063.98 feet to an Axle found for the Westernmost Southwest corner of herein described tract, same being the Northeast corner of a called 24.4991 acre tract of land conveyed to Alan E. Swartz and Laura H. Swartz as described and recorded in Volume 4521, Page 146 of the Deed Records of Smith County, Texas, same being the Southeast corner of



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Plantation South Addition Subdivision as described and recorded in Volume 9, Page 155 of the Plat Records of Smith County, Texas;

**THENCE** North 02 deg. 39 min. 30 sec. West along the East line of Plantation South Addition a distance of 828.17 feet to a 1/2" Iron Rod found for the Northwest corner of herein described tract, same being the Southwest corner of The Ranch Subdivision, Unit 2, as described and recorded in Cabinet E, Slide 009-A of the Plat Records of Smith County, Texas;

**THENCE** along the South line of The Ranch, Unit 2 as follows:

North 87 deg. 06 min. 18 sec. East a distance of 174.99 feet to a 1/2" Iron Rod set;  
North 03 deg. 06 min. 58 sec. West a distance of 29.45 feet to a 1/2" Iron Rod set;  
North 42 deg. 20 min. 15 sec. East a distance of 14.14 feet to a 1/2" Iron Rod set;  
North 87 deg. 20 min. 15 sec. East a distance of 212.49 feet to a 1/2" Iron Rod set;  
South 47 deg. 39 min. 45 sec. East a distance of 14.14 feet to a 1/2" Iron Rod set;  
South 02 deg. 39 min. 45 sec. East a distance of 26.19 feet to a 1/2" Iron Rod set;  
North 87 deg. 24 min. 01 sec. East a distance of 174.59 feet to a 1/2" Iron Rod found;  
North 02 deg. 08 min. 15 sec. West a distance of 35.15 feet to a 1/2" Iron Rod set;  
South 82 deg. 48 min. 40 sec. East a distance of 298.57 feet to a 1/2" Iron Rod found;  
North 76 deg. 15 min. 18 sec. East a distance of 290.05 feet to a 1/2" Iron Rod found for the Northernmost corner of herein described tract, same being in the West line of Oasis South Subdivision, Unit 4, as described and recorded in Cabinet E, Slide 154-D of the Plat Records of Smith County, Texas;

**THENCE** South 13 deg. 37 min. 24 sec. East along the West line of Oasis South, Unit 4 a distance of 319.23 feet to a 1/2" Iron Rod found for corner of herein described tract, same being the Southwest corner of Oasis South, Unit 4;

**THENCE** North 88 deg. 36 min. 23 sec. East along the South line of Oasis South, Unit 4 a distance of 1009.64 feet to a 1/2" Iron Rod found for the Northeast corner of herein described tract, same being the Northwest corner of a called 30.901 acre tract of land conveyed to Kenny W. Warnell and Karen Warnell as described and recorded in Volume 5580, Page 006 of the Official Records of Smith County, Texas;

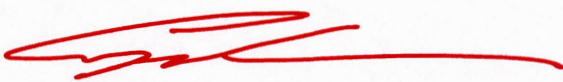
**THENCE** South 00 deg. 50 min. 42 sec. East along the West line of said 30.901 acre tract a distance of 814.38 feet to a 1/2" Iron Rod found for a Southeast corner of herein described tract, same being the Northeast corner of a called 4.408 acre tract of land conveyed to Jose L. Miranda as described and recorded in Document Number 202101017062 of the Official Public Records of Smith County, Texas;

**THENCE** South 88 deg. 13 min. 37 sec. West along the North line of said Jose Miranda 4.408 acre tract a distance of 249.91 feet to a 1/2" Iron Rod found for an angle break of herein described tract, same being the Northwest corner of said Jose Miranda 4.408 acre tract, same being the Northeast corner of said Alicia Baaheth 4.408 acre tract;

**THENCE** South 87 deg. 51 min. 28 sec. West along the North line of Alicia Baaheth 4.408 acre tract a distance of 250.28 feet to a 1/2" Iron Rod found for an interior corner of herein described tract, same being the Northwest corner of said 4.408 acre tract;

**THENCE** South 00 deg. 54 min. 56 sec. East along the West line of said Baaheth 4.408 acre tract a distance of 566.13 feet to the **POINT OF BEGINNING AND CONTAINING 51.348 ACRES OF LAND.**

*I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in December, 2021, and is being submitted along with a Plat of said tract herein described.*

  
Casey Jordan  
Registered Professional Land Surveyor  
State of Texas No. 6789

