



**SURVEYED 12.743 ACRES**  
**J. THORNTON SURVEY, A-982**  
**L. WATSON SURVEY, A-1031**  
**SMITH COUNTY, TEXAS**  
**J23-1195**

**October 13th, 2023**

**Field Note** description for a 12.743 acre tract of land being located in the J. Thornton Survey, Abstract No. 982, and the L. Watson Survey, A-1031, Smith County, Texas, and being part of a certain called 3.39 acre tract conveyed to Lisa McLemee as described and recorded in Document Number 20180100045762 of the Official Public Records of Smith County, Texas, being part of a certain called 1.940 acre tract conveyed to Benny Tim McLemee, Jr. and Lisa A. McLemee as described and recorded in Document Number 2003-R0002337, being all of a certain called 3.79 acre tract conveyed to Savannah McLemee as described and recorded in Document Number 20180100045765, and being all of a certain called 3.78 acre tract conveyed to Payton McLemee as described and recorded in Document Number 20180100045763 as described and recorded in Document Number 20180100045763 of the Official Public Records of Smith County, Texas, said 12.743 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 60d nail found (bent) in or near the center of an asphalt road for the Southwest corner of herein described tract, same being the Southwest corner of said 3.78 acre tract, being the Northwest corner of a certain called 1.723 acre tract conveyed to Jordan Lee Dunn as described and recorded in Document Number 20160100049123, and being in the East line of a certain called 216.49 acre tract conveyed to Fayette St. Associates, LLLP as described and recorded in Document Number 20150100011266, from which a 1/2" iron rod found for reference bears North 88 deg. 04 min. 43 sec. East 22.94 feet;

**THENCE** North 02 deg. 04 min. 33 sec. West with the West line of said 3.78 acre tract, the East line of said 216.49 acre tract, and generally with the center of said road, a distance of 194.35 feet to a cotton spindle set for an angle break of herein described tract;

**THENCE** North 02 deg. 07 min. 09 sec. West continuing with the West line of said 3.78 acre tract, the East line of said 216.49 acre tract, and generally along and with the center of said road, a distance of 68.07 feet to a cotton spindle set for an angle break of herein described tract, same being the Northwest corner of said 3.78 acre tract and the Southwest corner of said 3.79 acre tract;

**THENCE** North 02 deg. 08 min. 06 sec. West with the West line of said 3.79 acre tract, the East line of said 216.49 acre tract, and with the driving surface of said road, a distance of 260.98 feet to a 1/2" iron rod found for an angle break of herein described tract, same being the Northwest corner of said 3.79 acre tract and the Southwest corner of said 1.940 acre tract, from which a 1/2" iron rod found for reference bears North 88 deg. 24 min. 44 sec. East 20.06 feet;

**THENCE** North 02 deg. 06 min. 59 sec. West with the West line of said 1.940 acre tract, the East line of said 216.49 acre tract, and the driving surface of said road, at 170.04 feet pass a cotton spindle set the Northwest corner of said 1.940 acre tract and the Southwest corner of said 3.39 acre tract, continue with the West line of said 3.39 acre tract, the East line of said 216.49 acre tract, and the driving surface of said road, a total distance of 493.23 feet to a point in or near the center of County Road No. 422 for the Northwest corner of herein described tract, same being the Northwest corner of said 3.39 acre tract and the Northeast corner of said 216.49 acre tract, from which a cotton spindle found for reference bears South 85 deg. 45 min. 27 sec. East 2.99 feet;

**THENCE** South 85 deg. 45 min. 27 sec. East with the North line of said 3.39 acre tract, a distance of 485.03 feet to a 1/2" iron rod set for the Northerly Northeast corner of herein described tract, from which a cotton spindle found for the Northeast corner of said 3.39 acre tract bears South 85 deg. 45 min. 27 sec. East 15.00 feet and a 1/2" iron rod set for reference bears South 02 deg. 16 min. 30 sec. East 22.01 feet;

**THENCE** South 02 deg. 16 min. 30 sec. East over and across said 3.39 & 1.940 acre tracts, a distance of 441.52 feet to a 1/2" iron rod set in the South line of said 1.940 acre tract and the North line of said 3.79 acre tract for an interior ell corner of herein described tract, same being in the approximate South line of the J. Thornton Survey, Abstract No. 982 and the approximate North line of the L. Watson Survey, Abstract No. 1031;

**THENCE** North 88 deg. 07 min. 19 sec. East with the South line of said 1.940 acre tract, the North line of said 3.79 acre tract, the South line of a certain called 1.353 acre tract conveyed to Adam Burks and Jessica Burks as described and recorded in Document Number 20150100021863, and generally along and with a fence, a distance of 147.30 feet to a 1/2" iron rod found for the Southerly Northeast corner of herein described tract, same being the Northeast corner of said 3.79 acre tract, the Southeast corner of said 1.353 acre tract and being in the West line of a certain called 0.243 acre tract conveyed to Willie Vernon McGee as described and recorded in Volume 2682, Page 419;


**THENCE** South 01 deg. 32 min. 42 sec. East with the East line of said 3.79 acre tract, the West line of said 0.243 acre tract, and generally along and with a fence, a distance of 262.97 feet to a 1/2" iron rod found for an angle break of herein described tract, same being the Southeast corner of said 3.79 acre tract and the Northeast corner of said 3.78 acre tract;

**THENCE** South 01 deg. 23 min. 09 sec. East with the East line of said 3.78 acre tract, the West line of said 0.243 acre tract, and generally along and with a fence, a distance of 68.24 feet to a 1/2" iron rod set for an angle break of herein described tract, same being the Southwest corner of said 0.243 acre tract and the Northwest corner of a tract now or formerly owned by Willie McGee;

**THENCE** South 01 deg. 44 min. 08 sec. East with the East line of said 3.78 acre tract and generally along and with a fence, a distance of 194.93 feet to a 1/2" iron rod set for the Southeast corner of herein described tract, same being the Southeast corner of said 3.78 acre tract and the Northeast corner of a certain called 1.86 acre tract conveyed to Jordan Dunn as described and recorded in Document Number 20180100045764, from which a 1/2" iron rod found for reference bears South 33 deg. 19 min. 26 sec. West 1.12 feet;

**THENCE** South 88 deg. 22 min. 18 sec. West with the South line of said 3.78 acre tract and the North line of said 1.86 acre tract, at 325.64 feet pass a 1/2" iron rod found for the Northwest corner of said 1.86 acre tract and the Northeast corner of the aforementioned 1.723 acre tract, continue with the South line of said 3.78 acre tract and the North line of said 1.723 acre tract, a total distance of 625.85 feet to the **POINT OF BEGINNING AND CONTAINING 12.743 ACRES OF LAND.**

*I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey performed under my supervision in October 2023, and is being submitted along with a Plat of said tract, herein described.*

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

