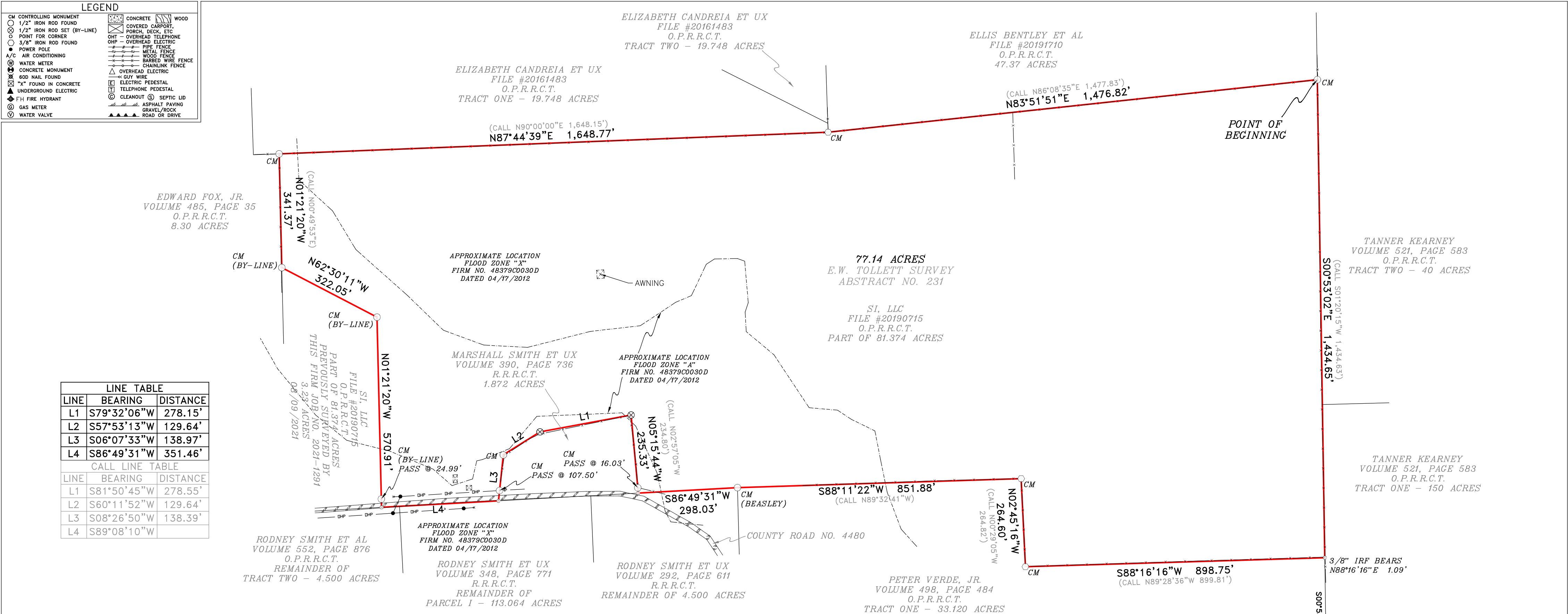


LEGEND	
CM CONTROLLING MONUMENT	CONCRETE
1/2" IRON ROD FOUND	COVERED CARPORT, PORCH, DECK, ETC.
1/2" IRON ROD SET (BY-LINE)	OHT - OVERHEAD TELEPHONE
POINT FOR CORNER	OHP - OVERHEAD ELECTRIC
3/8" IRON ROD FOUND	PIPE FENCE
POWER POLE	METAL FENCE
A/C AIR CONDITIONING	WOOD FENCE
WATER METER	BARBED WIRE FENCE
CONCRETE MONUMENT	CHAINLINK FENCE
60D NAIL FOUND	OVERHEAD ELECTRIC
"x" FOUND IN CONCRETE	GUY WIRE
UNDERGROUND ELECTRIC	ELECTRIC PEDESTAL
FH FIRE HYDRANT	TELEPHONE PEDESTAL
GAS METER	CLEANOUT
WATER VALVE	SEPTIC LID
	ASPHALT PAVING
	GRAVEL/ROCK
	ROAD OR DRIVE



LINE	BEARING	DISTANCE
L1	S79°32'06"W	278.15'
L2	S57°53'13"W	129.64'
L3	S06°07'33"W	138.97'
L4	S86°49'31"W	351.46'

LINE	BEARING	DISTANCE
L1	S81°50'45"W	278.55'
L2	S60°11'52"W	129.64'
L3	S08°26'50"W	138.39'
L4	S89°08'10"W	

Being a 77.14 acre tract of land situated in the E.W. Tollett Survey, Abstract No. 231, Rains County, Texas, same being a part of a called 81.374 acre tract of land conveyed to SI, LLC, by deed recorded in File #20190715, Official Public Records, Rains County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being on a West line of a called 40 acre tract of land, Tract Two, conveyed to Tanner Kearney, by deed recorded in Volume 521, Page 583, Official Public Records, Rains County, Texas, a Southeast corner of a called 47.37 acre tract of land conveyed to Ellis Bentley et al, by deed recorded in File #20191710, Official Public Records, Rains County, Texas, and the Northeast corner of said 81.374 acre tract;

THENCE, South 00 Degrees 53 Minutes 02 Seconds East, along an East line of said 81.374 acre tract and a West line of said 40 acre tract, continuing along a West line of a called 150 acre tract of land, Tract One, conveyed to Tanner Kearney, by deed recorded in Volume 521, Page 583, Official Public Records, Rains County, Texas, a distance of 1,434.65 feet to a point for corner, said corner being a Northeast corner of a called 33.120 acre tract of land, Tract One, conveyed to Peter Verde, Jr., by deed recorded in Volume 498, Page 484, Official Public Records, Rains County, Texas, and the Southeast corner of said 81.374 acre tract, from said corner a 3/8 inch iron rod found bears North 88 Degrees 16 Minutes 16 Seconds East, a distance of 1.09 feet and a concrete monument bears South 00 Degrees 53 Minutes 02 Seconds East, a distance of 461.24 feet;

THENCE, South 88 Degrees 16 Minutes 16 Seconds West, along a South line of said 81.374 acre tract and a North line of said 33.120 acre tract, a distance of 898.75 feet to a 3/8 inch iron rod found for corner, said corner being at an ell corner of said 33.120 acre tract and a Southwest corner of said 81.374 acre tract;

THENCE, North 02 Degrees 45 Minutes 16 Seconds West, along a West line of said 81.374 acre tract and an East line of said 33.120 acre tract, a distance of 264.60 feet to a 3/8 inch iron rod found for corner, said corner being at an ell corner of said 81.374 acre tract and a Northeast corner of said 33.120 acre tract;

THENCE, South 88 Degrees 11 Minutes 22 Seconds West, along a South line of said 81.374 acre tract and a North line of said 33.120 acre tract, a distance of 851.88 feet to a 1/2 inch iron rod found, stamped "BEASLEY", for corner, said corner being at an angle point of said 81.374 acre tract, a Northwest corner of said 33.120 acre tract, and a Northeast corner of a called 4.500 acre tract of land conveyed to Rodney Smith et ux, by deed recorded in Volume 292, Page 611, Real Records, Rains County, Texas;

THENCE, South 86 Degrees 49 Minutes 31 Seconds West, along a South line of said 81.374 acre tract and a North line of said 4.500 acre tract, a distance of 298.03 feet to a point for corner, said corner being on the Northeast edge of County Road No. 4480, a Southeast corner of a called 1.872 acre tract of land conveyed to Marshall Smith, by deed recorded in Volume 390, Page 736, Real Records, Rains County, Texas, and a Southwest corner of said 81.374 acre tract;

THENCE, North 05 Degrees 15 Minutes 44 Seconds West, along a West line of said 81.374 acre tract and an East line of said 1.872 acre tract, passing at a distance of 16.03 feet a 1/2 inch iron rod found for reference, continuing along said course, a total distance of 235.33 feet to a 1/2 inch iron rod set, stamped "BY-LINE", for corner, said corner being at an ell corner of said 81.374 acre tract and a Northeast corner of said 1.872 acre tract;

THENCE, South 79 Degrees 32 Minutes 06 Seconds West, along a South line of said 81.374 acre tract and a North line of said 1.872 acre tract, a distance of 278.15 feet to a 1/2 inch iron rod set, stamped "BY-LINE", at an angle point;

THENCE, South 57 Degrees 53 Minutes 13 Seconds West, along a South line of said 81.374 acre tract and a North line of said 1.872 acre tract, a distance of 129.64 feet to a 1/2 inch iron rod found for corner, said corner being a Northwest corner of said 1.872 acre tract;

THENCE, South 06 Degrees 07 Minutes 33 Seconds West, along an East line of said 81.374 acre tract and a West line of said 1.872 acre tract, passing at a distance of 107.50 feet a 1/2 inch iron rod found for reference, continuing along said course, a total distance of 138.97 feet to a point in said County Road No. 4480 for corner, said corner being a Southeast corner of said 81.374 acre tract and a Southwest corner of said 1.872 acre tract;

ELIZABETH CANDREIA ET UX
FILE #20161483
O.P.R.R.C.T.
TRACT TWO - 19.748 ACRES

ELIZABETH CANDREIA ET UX
FILE #20161483
O.P.R.R.C.T.
TRACT ONE - 19.748 ACRES

(CALL N90°00'00"E 1,648.15')
N87°44'39"E 1,648.77'

EDWARD FOX, JR.
VOLUME 485, PAGE 35
O.P.R.R.C.T.
8.30 ACRES

APPROXIMATE LOCATION
FLOOD ZONE "X"
FIRM NO. 48379C0030D
DATED 04/17/2012

77.14 ACRES
E.W. TOLLETT SURVEY
ABSTRACT NO. 231

SI, LLC
FILE #20190715
O.P.R.R.C.T.
PART OF 81.374 ACRES

MARSHALL SMITH ET UX
VOLUME 390, PAGE 736
R.R.R.C.T.
1.872 ACRES

RODNEY SMITH ET AL
VOLUME 552, PAGE 876
O.P.R.R.C.T.
REMAINDER OF
TRACT TWO - 4.500 ACRES

RODNEY SMITH ET UX
VOLUME 348, PAGE 771
R.R.R.C.T.
REMAINDER OF
PARCEL I - 113.064 ACRES

RODNEY SMITH ET UX
VOLUME 292, PAGE 611
R.R.R.C.T.
REMAINDER OF 4.500 ACRES

PETER VERDE, JR.
VOLUME 498, PAGE 484
O.P.R.R.C.T.
TRACT ONE - 33.120 ACRES

THENCE, South 86 Degrees 49 Minutes 31 Seconds West, along said County Road No. 4480 and a South line of said 81.374 acre tract, a distance of 351.46 feet to a point for corner, said corner being a Southeast corner of a 3.23 acre tract of land surveyed by this firm under Job No. 2021-1291, dated 08/09/2021;

THENCE, North 01 Degrees 21 Minutes 20 Seconds West, over and across said 81.374 acre tract and an East line of said 3.23 acre tract, a distance of 570.91 feet to a 1/2 inch iron rod found, stamped "BY-LINE", for corner, being the Northeast corner of said 3.23 acre tract;

THENCE, North 62 Degrees 30 Minutes 11 Seconds West, over and across said 81.374 acre tract and a North line of said 3.23 acre tract, a distance of 322.05 feet to a 1/2 inch iron rod found, stamped "BY-LINE", for corner, said corner being on an East line of a called 8.30 acre tract of land conveyed to Edward Fox, Jr., by deed recorded in Volume 485, Page 35, Official Public Records, Rains County, Texas, the Northwest corner of said 3.23 acre tract, and on a West line of said 81.374 acre tract;

THENCE, North 01 Degrees 21 Minutes 20 Seconds West, along a West line of said 81.374 acre tract and an East line of said 8.30 acre tract, a distance of 341.37 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said 81.374 acre tract, a Northeast corner of said 8.30 acre tract, and on a South line of a called 19.748 acre tract of land, Tract One, conveyed to Elizabeth Candreia et ux, by deed recorded in File #20161483, Official Public Records, Rains County, Texas;

THENCE, North 87 Degrees 44 Minutes 39 Seconds East, along a North line of said 81.374 acre tract and a South line of said 19.748 acre tract, a distance of 1,648.77 feet to a 3/8 inch iron rod found for corner, said corner being at an angle point of said 81.374 acre tract, a Southeast corner of said 19.748 acre tract, and a Southwest corner of said 47.37 acre tract;

THENCE, North 83 Degrees 51 Minutes 51 Seconds East, along a North line of said 81.374 acre tract and a South line of said 47.37 acre tract, a distance of 1,476.82 feet to the POINT OF BEGINNING and CONTAINING 77.14 acres of land.

I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

THENCE, South 86 Degrees 49 Minutes 31 Seconds West, along a South line of said 81.374 acre tract and a North line of said 4.500 acre tract, a distance of 298.03 feet to a point for corner, said corner being on the Northeast edge of County Road No. 4480, a Southeast corner of a called 1.872 acre tract of land conveyed to Marshall Smith, by deed recorded in Volume 390, Page 736, Real Records, Rains County, Texas, and a Southwest corner of said 81.374 acre tract;

THENCE, North 05 Degrees 15 Minutes 44 Seconds West, along a West line of said 81.374 acre tract and an East line of said 1.872 acre tract, passing at a distance of 16.03 feet a 1/2 inch iron rod found for reference, continuing along said course, a total distance of 235.33 feet to a 1/2 inch iron rod set, stamped "BY-LINE", for corner, said corner being at an ell corner of said 81.374 acre tract and a Northeast corner of said 1.872 acre tract;

THENCE, South 79 Degrees 32 Minutes 06 Seconds West, along a South line of said 81.374 acre tract and a North line of said 1.872 acre tract, a distance of 278.15 feet to a 1/2 inch iron rod set, stamped "BY-LINE", at an angle point;

THENCE, South 57 Degrees 53 Minutes 13 Seconds West, along a South line of said 81.374 acre tract and a North line of said 1.872 acre tract, a distance of 129.64 feet to a 1/2 inch iron rod found for corner, said corner being a Northwest corner of said 1.872 acre tract;

THENCE, South 06 Degrees 07 Minutes 33 Seconds West, along an East line of said 81.374 acre tract and a West line of said 1.872 acre tract, passing at a distance of 107.50 feet a 1/2 inch iron rod found for reference, continuing along said course, a total distance of 138.97 feet to a point in said County Road No. 4480 for corner, said corner being a Southeast corner of said 81.374 acre tract and a Southwest corner of said 1.872 acre tract;



BY: *Wayne Beets*
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.

FLOOD STATEMENT:
THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X AND ZONE A, BY FLOOD INSURANCE RATE MAP NO. 48379C0030D, DATED 04/17/2012. A PORTION OF THE PROPERTY IS SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.

COUNTY ROAD NO. 4480 RAINS COUNTY, TEXAS	
REV. DATE:	10/11/2021
DATE:	09/27/2021
SCALE:	1" = 200'
JOB NO.:	2021-1492
CLIENT:	KERBY
TECHNICIAN:	JDJ



BY-LINE
SURVEYING LLC
P.O. BOX 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

© Copyright By-Line Surveying LLC. All rights reserved.