

CALLLED 14.468 ACRES
"PARCEL 232"
SPECIAL WARRANTY DEED
NORTH EAST TEXAS REGIONAL
MOBILITY AUTHORITY
DOCUMENT NO. 20160100022334
O.R.S.C.T.

POINT OF BEGINNING
1/2" CAPPED IRON ROD FOUND (CM)
(STAMPED "KSA ENGINEERING")
(CALLED IN DOC. NO. 20160100026207)

REMAINDER OF A
CALLED 36.768 ACRES
"TRACT ONE"
WARRANTY DEED
TIMBERLINE BAPTIST CAMP
& CONFERENCE CENTER, INC.
VOLUME 3051, PAGE 531
L.R.S.C.T.

(DEED = S 89°00'49" E)
N 89°23'13" E 407.68'
(377.45')

60 FOOT WIDE ACCESS EASEMENT
RECIPROCAL EASEMENT AGREEMENT
DOCUMENT NO. 202101046902
O.R.S.C.T.

CALLLED 0.852 OF AN ACRE
"PARCEL 235"
SPECIAL WARRANTY DEED
NORTH EAST TEXAS REGIONAL
MOBILITY AUTHORITY
DOCUMENT NO. 20160100026207
O.R.S.C.T.

CALLLED 9.711 ACRES
"PARCEL 236"
SPECIAL WARRANTY DEED
NORTH EAST TEXAS REGIONAL
MOBILITY AUTHORITY
DOCUMENT NO. 20160100025802
O.R.S.C.T.

1/2" CAPPED IRON ROD SET
(STAMPED "BISON CREEK")

1/2" CAPPED IRON ROD FOUND (CM)
(STAMPED "KSA ENGINEERING")
(CALLED IN DOC. NO. 20160100026207)

1/2" CAPPED IRON
ROD FOUND
(CAP NOT LEGIBLE)

1/2" CAPPED IRON
ROD FOUND
(CAP NOT LEGIBLE)

CALLLED 5.175 ACRES
WARRANTY DEED
WITH VENDOR'S LIEN
JOE NOEL WELLS AND WIFE,
VICKY MARIE WELLS
DOCUMENT NO. 20170100002514
O.R.S.C.T.

CALLLED 7.898 ACRES
"TRACT ONE"
WARRANTY DEED
WITH VENDOR'S LIEN
CODY L. ADAIR AND
TINA M. ADAIR
DOCUMENT NO. 202101005436
O.R.S.C.T.

J.J. KNOWLES SURVEY,
ABSTRACT NO. 537

1/2" CAPPED IRON
ROD FOUND
(CAP NOT LEGIBLE)
(REFERENCE)

BRIDGE SPIKE FOUND (CM)
(CALLED IN DOC. NO. 202201005968)

1/2" CAPPED IRON ROD SET
(STAMPED "BISON CREEK")

1/2" CAPPED IRON ROD SET
(STAMPED "BISON CREEK")

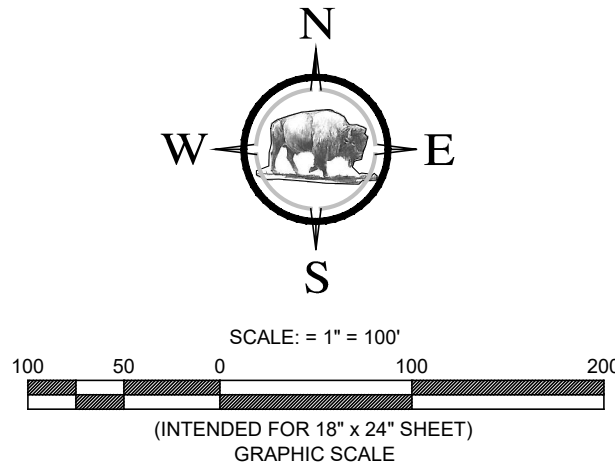
CALLLED 12.037 ACRES
TRANSFER ON DEATH DEED
JULIA A. RALEY
DOCUMENT NO. 202201005968
O.R.S.C.T.

1/2" CAPPED IRON ROD SET
(STAMPED "BISON CREEK")

BRIDGE SPIKE FOUND (CM)
(CALLED IN DOC. NO. 202201005968)

1/2" CAPPED IRON ROD SET
(STAMPED "BISON CREEK")

1/2" IRON ROD FOUND (CM)
(REF. IN VOL. 7956, PG. 116)
(REFERENCE)



LINE TABLE	
L1 = S 04°16'33" W	68.34'
(DEED = S 06°31'06" W 69.08')	
L2 = S 13°36'54" W	79.17'
(DEED = S 15°13'58" W)	
L3 = S 23°48'31" W	146.92'
(DEED = S 25°25'35" W)	
L4 = S 14°07'42" W	79.92'
(DEED = S 15°44'46" W)	
L5 = S 10°42'50" E	80.78'
(DEED = S 09°05'46" E)	
L6 = S 22°18'37" E	134.78'
(DEED = S 20°59'16" E 134.47')	
L7 = N 87°08'05" W	61.54'
(DEED = N 85°25'21" W 61.37')	
L8 = N 30°55'44" W	88.32'
(DEED = N 29°26'28" W 88.50')	
L9 = N 52°27'14" W	120.65'
(DEED = N 50°32'27" W)	

SURVEY NOTES:

- 1) Except as shown there are no visible protrusions.
- 2) The Basis of Bearing is Grid North as tied with the Trimble RTK Cooperative Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83). Distances shown are in Ground Values of US-Survey Feet.
- 3) The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.

Landmark Title, Inc. GF. No. 234089
Date Sent: August 18, 2023

SUBJECT TO THE FOLLOWING:

Rights of Way and Easements:

- Visible and apparent easements
- Portion of the property within any roadway

-Reservation of Easement set out in Warranty Deed recorded in Volume 3259, Page 557, Land Records of Smith County, Texas.

-Right of Way Agreement to Exchange Oil & Gas Corporation dated June 27, 1984, and recorded in Volume 2287, Page 177, Land Records of Smith County, Texas.

METES AND BOUNDS STATE OF TEXAS COUNTY OF SMITH

All that certain 7.16 acre lot, tract, or parcel of land situated in the J.J. Knowles Survey, Abstract No. 537, Smith County, Texas. Being all of the remainder of a called 8,000 acre tract described as "Tract One" in a substitute trustee's deed to Joe Clark Crawford and Barbara Yvonne Crawford as recorded in Volume 7956, Page 116, of the Official Records of Smith County, Texas (O.R.S.C.T.) and being more particularly described as follows:

BEGINNING at a called 1/2" capped iron rod found stamped "KSA ENGINEERING" at the intersection of the new Easterly right of way line of Texas Toll No. 49 with the North line of said 8,000 acre Crawford tract for the Northwest corner of the hereon described tract same being the Northeast corner of a called 0.852 of an acre tract described as "Parcel 235" in a special warranty deed to Northeast Texas Regional Mobility Authority as recorded in Document No. 20160100026207, O.R.S.C.T.;

THENCE: North 89° 23' 13" East (Deed = South 89° 00' 49" East), along the North line of said 8,000 acre Crawford tract, passing through a called 1/2" iron rod found for reference at a distance of 377.45 feet, and continuing for a total distance of 407.68 feet to a 1/2" capped iron rod set stamped "BISON CREEK" within the limits of an existing dirt drive for the Northeast corner of the hereon described tract same being the Northeast corner of said 8,000 acre Crawford tract, being the Northwest corner of a called 12.037 acre tract described in a transfer on death deed to Julia A. Raley as recorded in Document No. 202201005968, O.R.S.C.T., and being in the centerline of a 30' wide access easement described in a reciprocal easement agreement as recorded in Document No. 202101046902, O.R.S.C.T.;

THENCE with or near said existing dirt drive, along the centerline of said 60' wide access easement, and along the common lines between said 8,000 acre Crawford tract and said 12.037 acre Raley tract the following 6 calls:

1. South 04° 16' 33" West (Deed = South 06° 31' 06" West, 69.08 feet), a distance of 68.34 feet to a bridge spike found for an angle point;
2. South 13° 36' 54" West (Deed = South 15° 13' 58" West), a distance of 79.17 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for an angle point;
3. South 23° 48' 31" West (Deed = South 25° 25' 35" West), a distance of 146.92 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for an angle point;
4. South 14° 07' 42" West (Deed = South 15° 44' 46" West), a distance of 79.92 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for an angle point;
5. South 10° 42' 50" East (Deed = South 09° 05' 46" East), a distance of 80.78 feet to a bridge spike found for an angle point;
6. South 22° 18' 37" East (Deed = South 20° 59' 16" East 134.47 feet), a distance of 134.78 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for an angle point of the hereon described tract same being an angle point of said 8,000 acre Crawford tract, being an angle point of said 12.037 acre Raley tract, and being the Northwest corner of a called 7.898 acre tract described as "Tract One" in a warranty deed with vendor's lien to Cody L. Adair and Tina M. Adair as recorded in Document No. 202101005436, O.R.S.C.T.;

THENCE: South 13° 50' 58" West (Deed = South 15° 28' 45" West), along the common line between said 8,000 acre Crawford tract and said 7.898 acre Adair tract, passing through a 1/2" capped iron rod found (cap not legible) for reference at a distance of 30.00 feet, and continuing for a total distance of 500.27 feet to a 1/2" capped iron rod found (cap not legible) for the Southeast corner of the hereon described tract same being the Southeast corner of said 8,000 acre Crawford tract and being the Southwest corner of said 7.898 acre Adair tract;

THENCE along the South lines of said 8,000 acre Crawford tract the following 3 calls:

1. North 87° 08' 05" West (Deed = North 85° 25' 21" West, 61.37 feet), a distance of 61.54 feet to a 1/2" capped iron rod found (cap not legible) for an angle point;
2. North 30° 55' 44" West (Deed = North 29° 26' 28" West, 88.50 feet), a distance of 88.32 feet 1/2" capped iron rod found (cap not legible) for an angle point;
3. North 52° 27' 14" West (Deed = North 50° 32' 27" West), a distance of 120.65 feet to a 1/2" capped iron rod found stamped "KSA ENGINEERING" at the intersection of the most Westerly Southwest line of said 8,000 acre Crawford tract with the new Easterly right of way line of Texas Toll No. 49 for the most Westerly Southwest corner of the hereon described tract same being the Southwest corner of aforementioned 0.852 of an acre Northeast Texas Regional Mobility Authority tract;

THENCE: North 07° 15' 21" West, along said new Easterly right of way line of Texas Toll No. 49, a distance of 181.59 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for an angle point of the hereon described tract same being an angle point of said 0.852 of an acre Northeast Texas Regional Mobility Authority tract;

THENCE: North 02° 06' 17" West, continuing along said new Easterly right of way line of Texas Toll No. 49, a distance of 710.43 feet to the POINT OF BEGINNING and containing 7.16 acres of land.

TO: Joe Clark Crawford and Barbara Yvonne Crawford
Angela Cerda
Landmark Title, Inc.

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 31st day of August, 2023 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Engineers and Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was prepared EXCLUSIVELY for the benefit of the above noted parties.
ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.



James P. Keene, R.P.L.S.
Texas Registration No. 5100
Date: September 6th, 2023
BISON CREEK LAND SERVICES, LLC.
29740 State Highway 64
Canton, Texas 75103
Phone (903) 873-3600

LEGEND	
▲ (CM)	= CONTROLLING MONUMENT
●	= MONUMENT FOUND (AS DESCRIBED)
⊙	= MONUMENT SET (AS DESCRIBED)
○	= POINT FOR CORNER
⊕	= WATER METER
⊖	= ELECTRIC PEDESTAL
⊗	= TELEPHONE PEDESTAL
⊘	= AIR CONDITIONER
⊙	= ELECTRIC METER
⊕	= GAS METER
⊖	= CABLE TV MARKER
⊗	= WOOD FENCE
⊘	= CHAIN LINK FENCE
⊙	= WIRE FENCE
⊕	= OVERHEAD ELECTRIC
⊖	= POWER POLE
⊗	= GUY WIRE



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LAND SERVICES, LLC
WWW.BISON-CREEK.COM

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FIRM LICENSE NO. 10193880

SURVEY
BEING A 7.16 ACRE TRACT OF LAND
SITUATED IN THE J.J. KNOWLES SURVEY,
ABSTRACT NO. 537
SMITH COUNTY, TEXAS

REVISION:	
SCALE: 1" = 100'	
DATE: 09/01/23	
APPROVED BY: JPK	
DRAWN BY: RTL	
CREW: ZL / CC	
PROJECT NO.: 23-09147	
SHEET	1
OF 1	