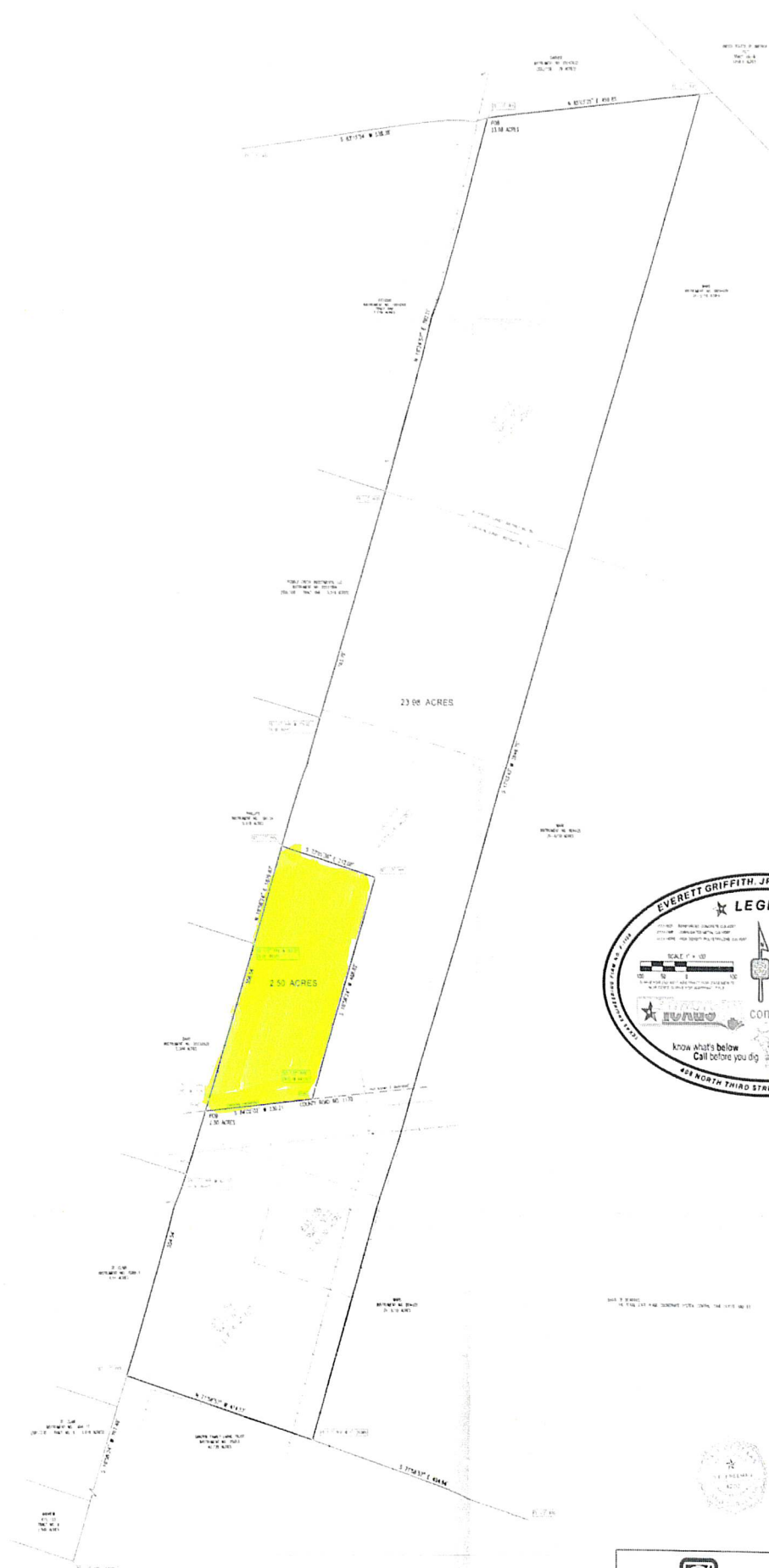




EVERETT GRIFFITH JR. & ASSOCIATES, INC.

LEGEND

1" = 100' SCALE

Know what's below
Call before you dig

204 NORTH THIRD STREET LUFKIN, TX 75901



EVERETT GRIFFITH JR. & ASSOCIATES, INC.
Engineering and Surveying
P.O. Box 10000
Lufkin, Texas 75901
Phone: 336-5555
Fax: 336-5556
E-mail: info@egja.com

SEE ATTACHED FIELDNOTES

EVERETT GRIFFITH JR. & ASSOCIATES, INC. ENGINEERS SURVEYORS 204 NORTH THIRD STREET LUFKIN, TEXAS 75901 Phone: 336-5555 Fax: 336-5556 E-mail: info@egja.com	FAMILY PARTITION ROBBIE DEAN SMITH 23.08 ACRE TRACT 2.50 ACRE TRACT CALHOUN SURVEY ABSTRACT NO. 303 A. PORTER SURVEY ABSTRACT NO. 801 HOUSTON COUNTY, TEXAS	1
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ROBBIE DEAN SMITH
2.50 ACRE TRACT
C. CALHOUN SURVEY, ABSTRACT NO. 303
HOUSTON COUNTY, TEXAS

BEING all that certain tract or parcel of land lying and situated in Houston County, Texas, out of the C. CALHOUN SURVEY, ABSTRACT NO. 303 and being a part or portion of that certain 8.32428 acre tract described in a deed from Lonnie A. Smith to Robbie D. Smith dated June 23, 1997 and recorded in Volume 1080 on Page 777 of the Deed Records of Houston County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to wit:

BEGINNING N 16° 58' 24" E 554.54 feet from a ½" pipe set for the Southwest corner of that certain 3.41678 acre tract described as Tract No. 1 in a deed from Hannah F. Smith to Robbie Dean Smith dated September 10, 1976 and recorded in Volume 571 on Page 154 of the Deed Records of Houston County, Texas, a point for corner in the West boundary line of the aforesaid referred to 8.32428 acre tract and the East boundary line of that certain 5.509 acre tract described in a deed from Gary Victor Phillips, Sr. to Jeffery Davis et ux dated August 11, 2023 and recorded in Instrument No. 20232625 of the Deed Records of Houston County, Texas and in the center of County Road No. 1170 (not known if dedicated);

THENCE N 16° 58' 24" E with the West boundary line of the said 8.32438 acre tract and in part with the East boundary line of the said 5.509 acre tract and the East boundary line of that certain 5.516 acre tract described in a deed from Bobbie J. Bryant to Jeremy Phillips dated April 5, 2019 and recorded in Instrument No. 1901241 of the Deed Records of Houston County, Texas, at 25.00 feet pass on line a ½" pipe set for reference, at 347.77 feet pass a ½" pipe 0.25 feet right, at 558.54 feet a ½" pipe set for corner said corner witnessed by a ½" rod found for the Northeast corner of that certain 5.516 acre tract described in a Constable's tax deed to Pebble Creek Investments LLC dated May 30, 2023 and recorded in Instrument No. 20231884 of the Deed Records of Houston County, Texas bearing N 16° 58' 24" E 763.79 feet;

THENCE three calls severing the said 8.32438 acre tract as follows:

- (1) S 73° 01' 36" E, at 212.00 feet a ½" pipe set for corner;
- (2) S 16° 58' 24" W, at 443.82 feet pass on line a ½" pipe set for reference, at 468.82 feet intersect the centerline of County Road No. 1170, a point for corner;
- (3) S 84° 02' 02" W with the centerline of County Road No. 1170, at 230.21 feet the point and place of beginning and containing 2.50 acres of land, more or less.

Basis of Bearings: The Texas State Plane Coordinate System, Central Zone (4203), NAD 83

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying




R.F. (Rick) Freeman (Signature in blue ink)
Registered Professional Land Surveyor No. 4202
Texas Surveying Firm No. 10029100
408 North Third
Lufkin, Texas 75901
936-634-5528
February 27, 2025

SEE ATTACHED PLAT