



SURVEYED: 83.723 ACRES
B. C. LEWIS SURVEY, A-31
CHEROKEE COUNTY, TEXAS
J25-0465

June 10, 2025

Field Note description for a 83.723 acre tract in the B.C. Lewis Survey, A-31 in Van Zandt County, Texas, being all the residue of a called 45.063 acre tract conveyed to Sheila J Smith as described and recorded in Volume 2725, Page 582 (Tract One), of Deed Records of Cherokee County, Texas, and being all of a called 45.063 acre tract conveyed to Sheila J Smith as described and recorded in Volume 2725, Page 582 (Tract Two), of Deed Records of Cherokee County, Texas said 83.723 acre tract being 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 Northwest corner of herein described tract, same being the Northwest corner of said (Tract Two), same being the Southwest corner of a called 27.176 acre tract conveyed to Donna H Greer as described and recorded in Volume 2818, Page 65 of the Deed Records of Cherokee County, Texas, being on the East Right-of-Way of Farm to Market Road No. 855;

THENCE N 87°53'57" E with the North line of said (Tract Two) and the South line of said 27.176 acre tract, and along with a fence a distance of 1648.92 feet to a 1/2" iron rod found for the Northeast corner of herein described tract, same being the Southeast corner of said 27.176 acre tract, being on the West line of a called 14.67 acre tract;

THENCE S 01°48'08" E with the East line of said (Tract Two), and along with a fence a distance of 55.97 feet to a X-Tie fence corner found for an angle break of herein described tract, same being the Southwest corner of said 14.67 acre tract, same being the Northwest corner of a called 20 ¼ acres conveyed to Walter Paul Myrick as described and recorded in Volume 711, Page 709 of the Deed Records of Cherokee County, Texas;

THENCE S 02°46'45" E with the West line of said 20 ¼ acre tract, and along with a fence a distance of 739.97 feet to a X-Tie fence corner with a 60D nail in the top found for an angle break of herein described tract, same being the Southwest corner of said 20 ¼ acre tract, same being the Northwest corner of a called 40.5 acre tract conveyed to Margaret A Tankersley as described and recorded in Volume 1134, Page 824 of the Deed Records of Cherokee County, Texas;

THENCE S 02°46'59" E with the West line of said 40.5 acre tract, and along with a fence a distance of 351.10 feet to a 1/2" iron rod found for an angle break of herein described tract, same being the Southeast corner of said (Tract Two), same being the Northeast corner of said (Tract One);

THENCE S 02°43'19" E with the West line of said 40.5 acre tract, and along with a fence a distance of 723.65 feet to a 1/2" iron rod found for the Easterly Southeast corner of herein described tract, same being the Northeast corner of a called 2.235 acre tract conveyed to Blake Rivers Smith as described and recorded in Volume 2879, Page 542 of the Deed Records of Cherokee County, Texas;

THENCE S 87°01'22" W with the North line of said 2.235 acre tract a distance of 233.19 feet to a 1/2" iron rod found for an angle break of herein described tract, same being the Northwest corner of said 2.235 acre tract, same being the Northeast corner of a called 2.00 acre tract conveyed to Meredith Cameron Smith as described and recorded in Volume 2879, Page 536 of the Deed Records of Cherokee County, Texas;

THENCE S 87°02'36" W with the North line of said 2.00 acre tract a distance of 208.74 feet to a 1/2" iron rod found for an ell corner of herein described tract, same being the Northwest corner of said 2.00 acre tract;

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THENCE S 02°43'18" E with the West line of said 2.00 acre tract a distance of 415.92 feet to a point for the Southerly Southeast corner of herein described tract, same being the Southwest corner of said 2.00 acre tract, being on the South line of said (Tract One), and being near the centerline of County Road No. 3415, from which a 1/2" iron rod found for reference bears N 02°43'18" W at a distance of 17.09 feet;

THENCE S 87°15'14" W west the South line of said (Tract One) and the centerline of said County Road a distance of 1338.72 feet to a point for the Southwest corner of herein described tract, being near the centerline of said County Road, and being on the East Right-of-Way of Farm to Market Road No. 855;

THENCE with the East Right-of-Way of Farm to Market Road No. 855 as follows:

N 12°04'37" E a distance of 271.70 feet to a point for corner;
N 12°02'47" E a distance of 98.51 feet to a point for corner;
N 10°09'55" E a distance of 109.54 feet to a point for corner;
N 06°12'27" E a distance of 94.67 feet to a point for corner;
N 02°45'58" E a distance of 60.74 feet to a point for corner;
N 00°44'39" W a distance of 112.56 feet to a point for corner;
N 03°40'42" W a distance of 109.25 feet to a point for corner;
N 04°51'58" W a distance of 94.70 feet to a point for corner;
N 04°54'27" W a distance of 210.25 feet to 1/2" iron rod set for reference, being the Northwest corner of said (Tract One), same being the Southwest corner of said (Tract Two) ;
N 04°52'21" W a distance of 247.40 feet to a point for corner;
N 04°43'00" W a distance of 118.45 feet to a point for corner;
N 04°23'37" W a distance of 79.35 feet to a point for corner;
N 03°49'10" W a distance of 89.72 feet to a point for corner;
N 02°49'49" W a distance of 84.03 feet to a point for corner;
N 01°39'10" W a distance of 88.61 feet to a point for corner;
N 00°51'00" W a distance of 82.15 feet to a point for corner;
N 00°37'36" W a distance of 122.94 feet to a point for corner;
N 00°26'23" W a distance of 89.00 feet to a point for corner;
N 00°15'43" W a distance of 160.78 feet back to **the POINT OF BEGINNING and containing 83.723 acres of Land** of which approximately **0.559 acres** lie within the boundaries of County Road No. 3415.

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey performed under my supervision in June 2025, and is being submitted along with a Plat of said tract, herein described.



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

