

SURVEYED: 46.869 ACRES - FARM TO MARKET ROAD NO. 16 - WINONA, TEXAS

SMITH COUNTY, TX

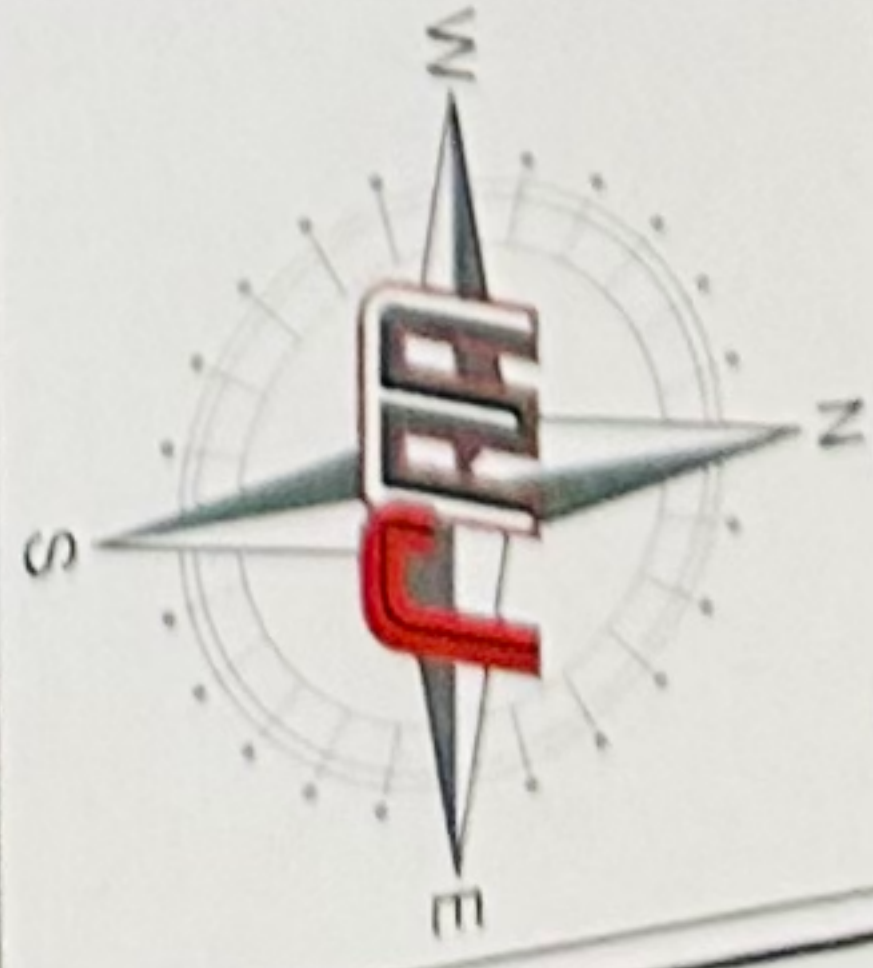
M. LAGRONE
SURVEY, A-564

E. NEWBERRY
SURVEY, A-737

JANETTE MARIE TKACH
CALLED 28.199 ACRES
DOC. NO. 202301018977

SURVEYED:
46.869 ACRES
LARRY M. JAMES AND SANDRA JAMES
PART OF A
CALLED 220.460 ACRES
DOCUMENT NO. 201300002513

LARRY M. JAMES
AND SANDRA L. JAMES
CALLED 307.802 ACRES
DOC. NO. 2009-00011126



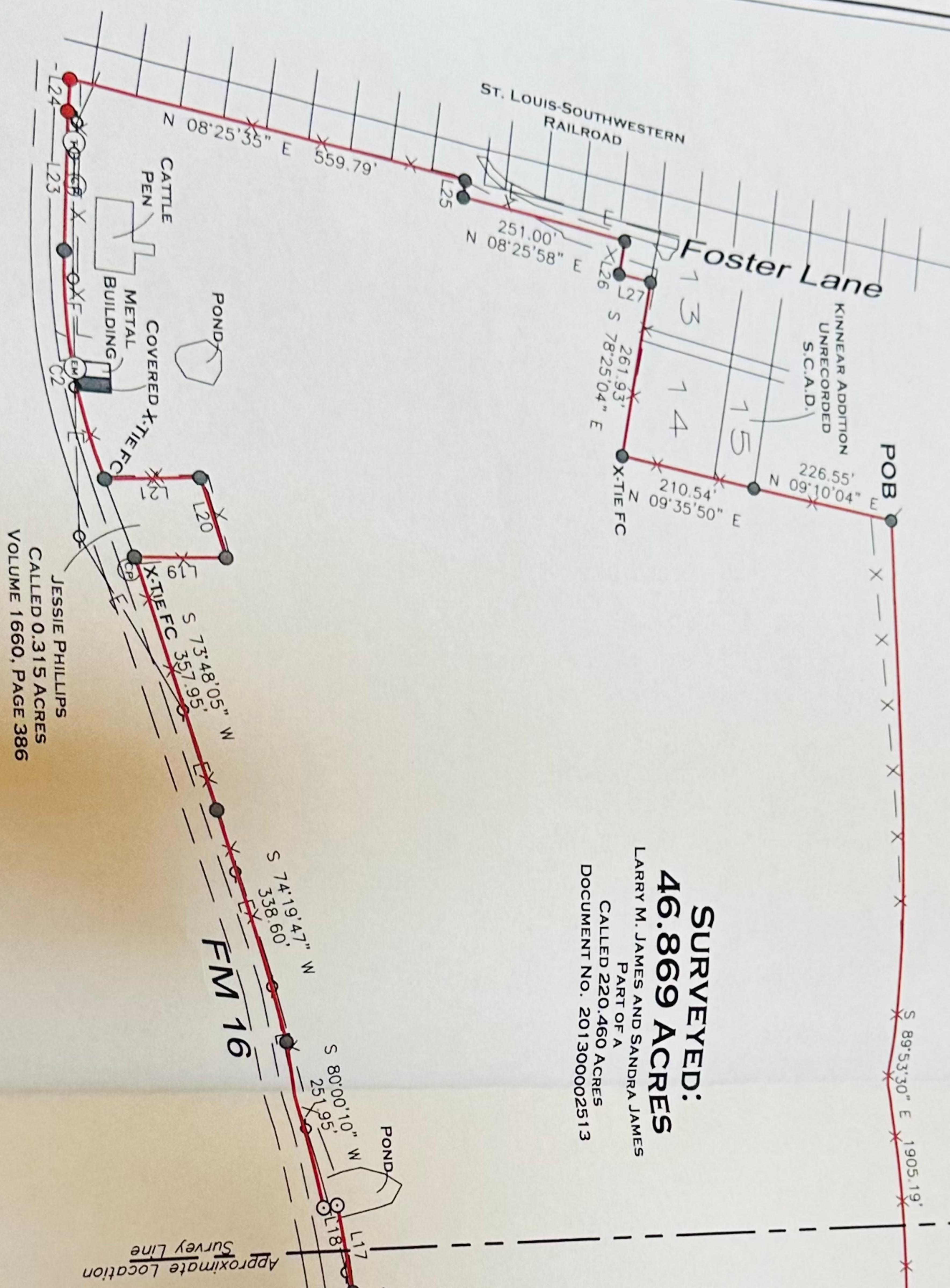
LINE	BEARING	DISTANCE
L1	S 27°57'07" W	97.02'
L2	N 88°48'04" W	49.25'
L3	N 43°44'10" W	47.80'
L4	S 84°13'54" W	82.43'
L5	S 74°17'18" W	84.33'
L6	S 31°13'54" E	123.21'
L7	S 68°59'02" E	93.98'
L8	S 39°57'11" E	78.70'
L9	S 36°30'23" W	40.73'
L10	S 56°23'51" W	76.72'
L11	S 17°14'29" W	55.45'
L12	S 03°01'28" E	91.59'
L13	S 15°28'58" W	118.19'
L14	S 09°45'19" E	85.91'
L15	S 44°42'22" E	78.48'
L16	S 30°34'17" E	103.56'
L17	S 81°53'01" W	126.07'
L18	S 09°48'39" E	20.00'
L19	N 03°39'51" W	125.00'
L20	S 73°24'55" W	112.25'
L21	S 05°25'06" E	129.34'
L23	S 87°29'06" E	190.67'
L24	N 85°29'10" W	44.43'
L25	S 81°51'20" E	24.83'
L26	S 78°20'18" E	50.20'
L27	N 08°14'24" E	50.05'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2964.93'	651.71'	650.40'	S 87°34'13" W	12°35'38"
C2	765.20'	313.23'	311.05'	S 81°42'46" W	23°27'13"

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.
I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON OCTOBER 16TH, 2025.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789



JESSIE PHILLIPS
CALLED 0.315 ACRES
VOLUME 1660, PAGE 386



10819 US HWY 69 N
TYLER, TX 75706
903-534-9000

LAND SURVEYING
TBPELS FIRM NO. 10025300

MANAGER: CHJ	CREW CHIEF: CP
ADDRESS: UNK FM 16	
CITY/COUNTY: WINONA / SMITH	
SURVEY/ABSTRACT NO.: A-564 & A-737	
SUBDIVISION: N/A	
LOT/BLOCK NO.: N/A	
CLIENT: SANDRA JAMES	

PREPARED BY: L.N.F. ON OCT. 15TH, 2025	JOB NO. 25-0798
200	0
200	200
SCALE: 1" = 200'	

- = COTTON SPINDLE FOUND/SET
- /● = 1/2" IRON ROD FOUND/SET
- X — = FENCE
- E — = OVERHEAD ELECTRIC LINE
- ⊕ = WATER METER
- ⊖ = POWER POLE
- ⊗ = IRRIGATION VALVE
- ⊕ = WATER VALVE
- ⊙ = MANHOLE
- ⊙ = GAS METER
- ⊙ = ELECTRIC METER
- ⊙ = TELE. PEDESTAL
- ⊙ = CABLE PEDESTAL
- ⊙ = FIRE HYDRANT
- ⊙ = SEPTIC LID/EQUIPMENT
- ⊙ = PROPANE TANK
- ⊙ = AIR CONDITIONER
- ⊙ = POINT FOR CORNER