

NANCY S. HURT
3286-563

DESCRIPTIONS

STATE OF TEXAS
COUNTY OF SMITH

PARCEL ONE:

All of Lot 16, Block 2, Crown Point Estates, according to map or plat thereof recorded in Cabinet F, Slide 12-C, of the Map/Plat Records of Smith County, Texas.

PARCEL TWO:

BEING all that tract of land in Smith County, Texas, out of the Don Tomas Quevado Survey, A-18, Section 12, and being all that called 2.768 acres described in a deed to COOPER EMPIRE LLC recorded under Clerk's File No. 20160100040544, Official Public Records of Smith County, Texas, and being further described as follows:

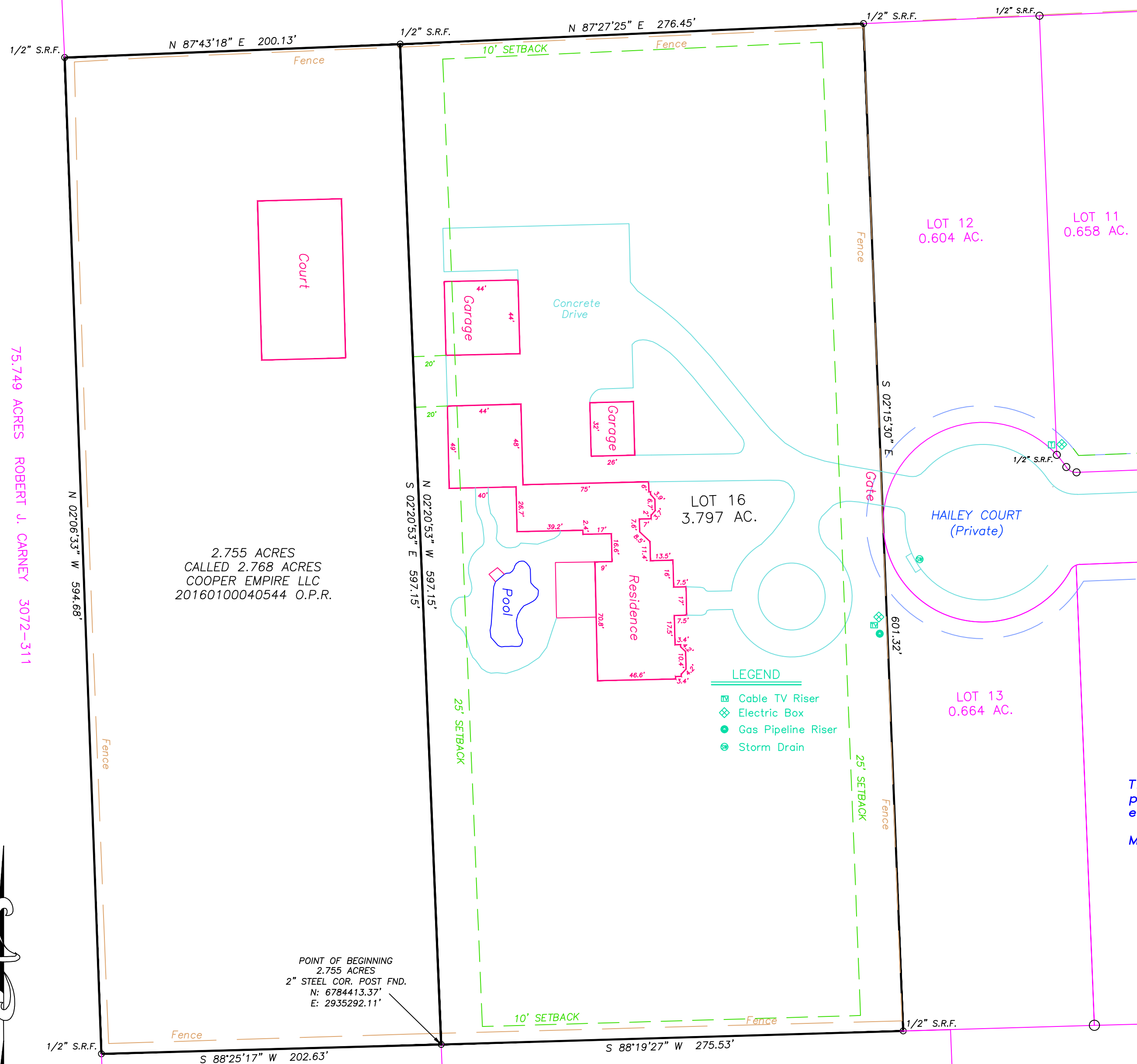
BEGINNING at a 2 inch steel fence post found at the Southwest corner of Lot 16, Block 2, Crown Point Estates as shown in Cabinet F, Slide 12-C of the Plat Records of Smith County, Texas, said point having State Plane Grid Coordinates of N: 6784413.37 feet and E: 2935292.11 feet (NAD 83, Texas North Central Zone);

THENCE South 88 degrees 25 minutes 17 seconds West, 202.63 feet to a 1/2 inch steel rod found for corner;

THENCE North 02 degrees 06 minutes 33 seconds West, 594.68 feet to a 1/2 inch steel rod found for corner;

THENCE North 87 degrees 43 minutes 18 seconds East, 200.13 feet to a 1/2 inch steel rod found at the Northwest corner of said Lot 16;

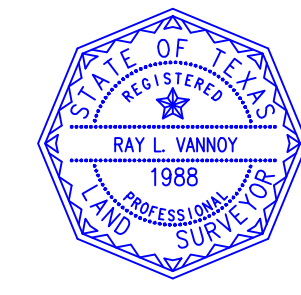
THENCE South 02 degrees 20 minutes 53 seconds East, 597.15 feet to the POINT OF BEGINNING, containing 2.755 acres of land



- LEGEND**
- ▣ Cable TV Riser
 - ⊕ Electric Box
 - Gas Pipeline Riser
 - ⊖ Storm Drain

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision on May 25, 2023; there are no visible easements, encroachments or protrusions except as shown hereon.

May 29, 2023

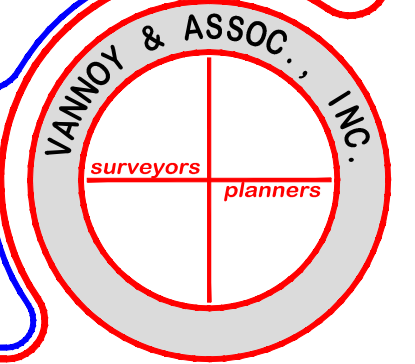


Ray Vannoy
Ray L. Vannoy
R.P.L.S. No. 1988

BOUNDARY SURVEY
LOT 16, BLOCK 2
CROWN POINT ESTATES
& 2.755 ACRES
D. T. QUEVADO SURVEY, A-18, SEC. 12
SMITH COUNTY, TEXAS

PREPARED FOR:
Chris & Shelia Cooper
15488 FM 2493
Tyler, Texas 75703

Vannoy & Assoc., Inc.
Surveyors-Planners
1216 Siena Sunset Road, Leander, Texas 78641 903.574.1313
Firm Registration No. 10118600
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Bearings and Coordinates shown hereon are based on Grid North, State Plane Coordinate System, NAD 83, Texas North Central Zone.

2.755 ACRES
CALLED 2.768 ACRES
COOPER EMPIRE LLC
20160100040544 O.P.R.

1.697 ACRES
TCMJ CP LLC-SERIES II
20170100014943 O.P.R.

3.000 ACRES
MARTIN FARNSWORTH
2002-R00004901

3.000 ACRES
GEORGE E. REED, JR.
2075-332

75.749 ACRES ROBERT J. CARNEY 3072-311