



SURVEYED 49.428 ACRES
T. QUEVADO SURVEY, A-18 SEC. 31
SMITH COUNTY, TEXAS
J22-0857

June 15th, 2022

Field Note description for a 49.428 acre tract being located in the T. QUEVADO Survey, Abstract No. 18, SEC. 31, Smith County, Texas, and being all of a called 15.142 acre tract vested to James and Sherry Wright Living Trust in Document Number 20150100037257 of the Official Public Records of Smith County, Texas, being described and recorded in Document Number 2003-R0059500 of the Official Public Records of Smith County, Texas, same being all of a called 15.000 acre tract of land vested to James and Sherry Wright Living Trust in Document Number 20150100037257 of the Official Public Records of Smith County, Texas, being described and recorded in Volume 3751, Page 153 of the Deed Records of Smith County, Texas, same being all of the residue of a called 34.16 acre tract of land conveyed to James and Sherry Wright Living Trust in Document Number 20150100037257 of the Official Public Records of Smith County, Texas, same being all of a called 2.00 acre tract of land conveyed to James and Sherry Wright Living Trust in Document Number 20150100037257 of the Official Public Records of Smith County, Texas, said 49.428 acre tract to be 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 on the East side of County Road No. 1105 for the Southwest corner of herein described tract, being the Southwest corner of said 15.142 acre tract, same being in the North line of a called 54.57 acre tract of land conveyed to Carolyn H. Moon as described and recorded in Document Number 2004-R0044843 of the Official Public Records of Smith County, Texas;

THENCE North 22 deg. 37 min. 01 sec. West over and across said road, a distance of 482.26 feet to a Cotton Spindle set for the Northwest corner of herein described tract, being in the intersection of County Road No. 1105 & County Road No. 1261;

THENCE along County Road No. 1261 as follows:

North 68 deg. 37 min. 55 sec. East a distance of 275.57 feet to a Point for corner;
North 67 deg. 48 min. 21 sec. East a distance of 344.61 feet to a Point for corner;
North 66 deg. 39 min. 35 sec. East a distance of 539.41 feet to a Point for corner;
North 66 deg. 58 min. 54 sec. East a distance of 467.28 feet to a Point for corner;
North 63 deg. 04 min. 03 sec. East a distance of 253.84 feet to a Point for corner;
North 63 deg. 04 min. 03 sec. East a distance of 257.94 feet to a Point for corner;
North 59 deg. 33 min. 48 sec. East a distance of 494.17 feet to a Cotton Spindle set for the Northeast corner of herein described tract, being in the intersection of County Road No. 1261 & County Road No. 1100;

THENCE South 02 deg. 52 min. 28 sec. East along County Road No. 1100, a distance of 600.71 feet to a Cotton Spindle set for an angle break on the East line of herein described tract;

THENCE South 01 deg. 37 min. 33 sec. East along County Road No. 1100, a distance of 721.00 feet to a 1/2" Iron Rod set for the Easternmost Southeast corner of herein described tract, being the Northeast corner of a called 1 acre tract of land conveyed to Stepheney Wilson as described and recorded in Document Number 201300043040 of the Official Public Records of Smith County, Texas;

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THENCE South 87 deg. 24 min. 36 sec. West along the North line of said 1 acre tract, a distance of 294.17 feet to a 1/2" Iron Rod found for an interior corner of herein described tract, being the Northwest corner of said 1 acre tract;

THENCE South 02 deg. 06 min. 04 sec. East along the West line of said 1 acre tract, a distance of 148.75 feet to a 1/2" Iron Rod set for the Westernmost Southeast corner of herein described tract, being the Southwest corner of said 1 acre tract, same being in the North line of a called 4.0058 acre tract of land conveyed to James L. freeman and M. Rose Freeman as described and recorded in Volume 3336, Page 779 of the Deed Records of Smith County, Texas;

THENCE South 88 deg. 09 min. 14 sec. West along the North line of said 4.0058 acre tract and generally with a fence, a distance of 419.89 feet to a 1" Iron Rod found for an angle break on the South line of herein described tract, being the Northwest corner of said 4.0058 acre tract, same being the Northeast corner of said 54.57 acre tract;

THENCE South 87 deg. 50 min. 11 sec. West along the North line of said 54.57 acre tract and generally with a fence, a distance of 1541.52 feet to the **POINT OF BEGINNING AND CONTAINING 49.428 ACRES OF LAND**, of which approximately 2.037 acres lie within the boundaries of County Road 1261, County Road 1105 & County Road 1100.

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in June, 2022, and is being submitted along with a Plat of said tract herein described.



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

