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TBPLS Firm #100299-00

April 25, 2023
Field Notes for Larry Lough
64.11 Acres
Samuel Brimberry Survey Abstract 69
Smith County, Texas

GENERAL DESCRIPTION

All that certain tract, lot or parcel of land, a part of the Samuel Brimberry Survey A – 69 Smith County, Texas and also being all of that certain called 6.271 acre tract of land described in a deed dated February 23, 1995 to James W. Lilly from Mary Lou Howard and Manly Baltzegar that is recorded in Volume 3632, Page 886, all of that certain called 1.158 acre tract of land described in a deed dated February 23, 1995 to James W. Lilly from Mary Lou Howard and Manly Baltzegar that is recorded in Volume 3632, Page 883 and all of that certain called 55.3 acre tract (Tract Seventeen) of land mentioned in a deed dated June 15, 1995 from James W. Lilly to The James Lilly Family Limited Partnership that is recorded in Volume 3672, Page 485 and further described by metes and bounds in Volume 1270, Page 79 and all of the above instruments are recorded in the Deed Records of Smith County, Texas and being more completely described as follows, to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a ½ inch iron rod found for corner at the Southerly Northeast corner of said 55.3 acres, the Northwest corner of the James G. Cain called 17.663 acre tract of land (Instrument 2009-R00057331), in the South line of the residue of the Dwayne A. Wilson Trust of called 128 acre tract of land (Instrument 20120100021993) and also being on the South side of County Road 2140, 15.0 feet from and at a right angle to the centerline of same;

Thence South 02 degrees 17 minutes and 33 seconds East, with the East line of said 55.3 acres and the West line of said 17.663 acres, for a distance of 1256.27 feet, to a 60d nail found at a T-post for the Southeast corner of said 55.3 acres and the Northeast corner of the Porter F. Milton and wife, Ester Broughton Milton called 16.70 acre tract of land (Volume 5109, Page 1);

Thence South 87 degrees 53 minutes and 38 seconds West, with the South line of said 55.3 acres and the North line of said 16.70 acres, for a distance of 1714.54 feet, to a 60D nail at a 3/8 inch iron rod found for corner on the East side of County Road No. 2138, at the Southwest corner of said 55.3 acres and at the Northwest corner of said 16.70 acres, from which a 1/2 inch iron rod with a cap stamped “Lacy Surveying Ref Marker” set for witness bears North 87 degrees 53 minutes and 38 seconds East, a distance of 17.13 feet;



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Thence North 01 degrees 42 minutes and 00 seconds West, with the West line of said 55.3 acres, and near said County Road No. 2138, for a distance of 1955.24 feet, to a 1/2 inch iron rod found for corner at the Northwest corner of said 55.3 acres and in the South line of the Karl W. Dennis and Cheryl K. Dennis called 3.984 acre tract (Instrument 20190100009394), less 0.432 acres in County Road No. 2138), from which a 1/2 inch iron rod found for witness bears South 75 degrees 16 minutes and 12 seconds West, a distance of 31.77 feet;

Thence North 75 degrees 27 minutes and 30 seconds East, with the North line of said 55.3 acres and the South line of said 3.984 acres, for a distance of 299.00 feet, to 1/2 inch iron rod with cap stamped “Lacy Surveying Property Corner” set for corner at the Northerly Northeast corner of said 55.3 acres and the Northwest corner of the John Jeffries called 1.54 acre tract of land (Volume 144, Page 358), from which a 1/2 inch iron rod found at the Southeast corner of said 3.984 acres bears North 75 degrees 27 minutes and 48 seconds East, a distance of 24.13 feet;

Thence South 22 degrees 12 minutes and 40 seconds East, with the East line of said 55.3 acres and the West line of said 1.54 acres, for a distance of 440.88 feet, to a point for corner in the centerline of County Road No. 2140;

Thence South 48 degrees 05 minutes and 33 seconds East, continuing with said lines, for a distance of 106.07 feet, to a 60D nail with a washer stamped “Lacy Surveying” set for corner at the Southwest corner of the aforementioned 6.271 acres, the North corner of the aforementioned 1.158 acres and the South corner of said 1.54 acres;

Thence North 01 degrees 35 minutes and 33 seconds West, with the West line of said 6.271 acres and the East line of said 1.54 acres, for a distance of 532.84 feet, to a 1/2 inch iron rod found for corner at the Northwest corner of said 6.271 acres, the Northeast corner of said 1.54 acres and in the Northerly South line of the aforementioned residue of 128 acres;

Thence North 87 degrees 07 minutes and 12 seconds East, with the North line of said 6.271 acres and the South line of said residue of 128 acres, for a distance of 398.77 feet, to wood fence corner post found for corner at the Northeast corner of said 6.271 acres and a reentrant corner of said residue of 128 acres;

Thence South 01 degrees 35 minutes and 33 seconds East, with the East line of said 6.271 acres and a West line of said residue of 128 acres, for a distance of 813.01 feet, to a 1/2 inch iron rod found for corner at the Southeast corner of said 6.271 acres, the Southerly Southwest corner of said residue of 128 acres, in the North line of said 55.3 acres and on the North side of County Road 2140;



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Thence North 87 degrees 57 minutes and 17 seconds East, with the North line of said 55.3 acres and the South line of said residue of 128 acres, for a distance of 780.56 feet, to the place of beginning and containing **64.11 acres**.

Grid Bearings based on Texas State Plane Coordinate System, North Central Zone 4202, NAD83

Plat prepared of even date

I, **DANIEL LEE COOPER**, Registered Professional Land Surveyor No. 6148, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision during the month of December, 2022.

GIVEN UNDER MY HAND AND SEAL, this the 25th day of April, 2023.

Daniel Lee Cooper
Daniel Lee Cooper R.P.L.S. No. 6148

