

LAND SURVEYING

**SURVEYED 1.865 TRACTS
J. DICKINSON SURVEY, A-294
SMITH COUNTY, TEXAS
J25-0331**

April 3, 2025

Field Note description for a 1.865 acre tract of land being located in the J. DICKINSON Survey, Abstract No. 294, Smith County, Texas, being all of a called 1.722 acre tract as conveyed to Toby D. Simpson et ux Julie S. described as Tract One and recorded in Document Number 20190100033800 of the Deed Records of Smith County, Texas, also being all of a called 0.142 acre tract as conveyed to Toby D. Simpson et ux Julie S. described as Tract Two and recorded in Document Number 20190100033800 of the Deed Records of Smith County, Texas, said 1.865 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 Magnail found in Moser Lane, also known as CR 2123 for the Southwest corner of herein described tract, same point being the Southwest corner of said called 0.142 acre tract, same point also being the Southeast corner of a called 10.479 acre tract conveyed to Toby D. Simpson as described and recorded in Document Number 202101031639 of the Deed Records of Smith County, Texas;

THENCE North 02°20'32" West along with the East line of said called 10.479 acre tract passing a 3/8" iron rod found for reference at a distance of 25.25 feet, same point being the Northwest corner of said called 0.142 acre tract, same being the Southwest corner of said called 1.722 acre tract and continuing on a total distance of 325.17 feet to a 1/2" iron rod found for corner, same point being on the East line of said called 10.479 acre tract, same point also being the Southwest corner of a called 19.277 acre tract conveyed to Jason Walston as described and recorded in Document Number 202101049814 of the Deed Records of Smith County, Texas;

THENCE North 87°07'59" East along with the South line of said called 19.277 acre tract a distance of 249.89 feet to a 1/2" iron rod found for corner, same point being on the South line of said called 19.277 acre tract, same point also being the Northwest corner of a called 2.538 acre tract conveyed to Jason R. Walston et ux Kathryn C. as described and recorded in Document Number 202301012664 of the Deed Records of Smith County, Texas;

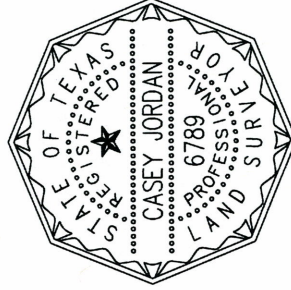
THENCE South 02°21'06" East along with the West line of said called 2.538 acre tract a distance of 325.16 feet to a Magnail found for corner in Moser Lane, same point being the Southwest corner of said called 2.538 acre tract, same point also having a 1/2" iron rod set for reference at North 02°21'06" West a distance of 25.16 feet, same reference point being the Southeast corner of said called 1.722 acre tract, same point also being the Northeast corner of said called 0.142 acre tract;

THENCE South 87°07'49" West along with the South line of said called 0.142 acre tract a distance of 249.94 feet back to the **POINT OF BEGINNING AND CONTAINING 1.865 ACRES OF LAND** of which 0.145 acres lie in Moser Lane.

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey performed under my supervision in April 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



SURVEYED: 1.865 ACRES - MOSER LANE - WHITEHOUSE, TEXAS

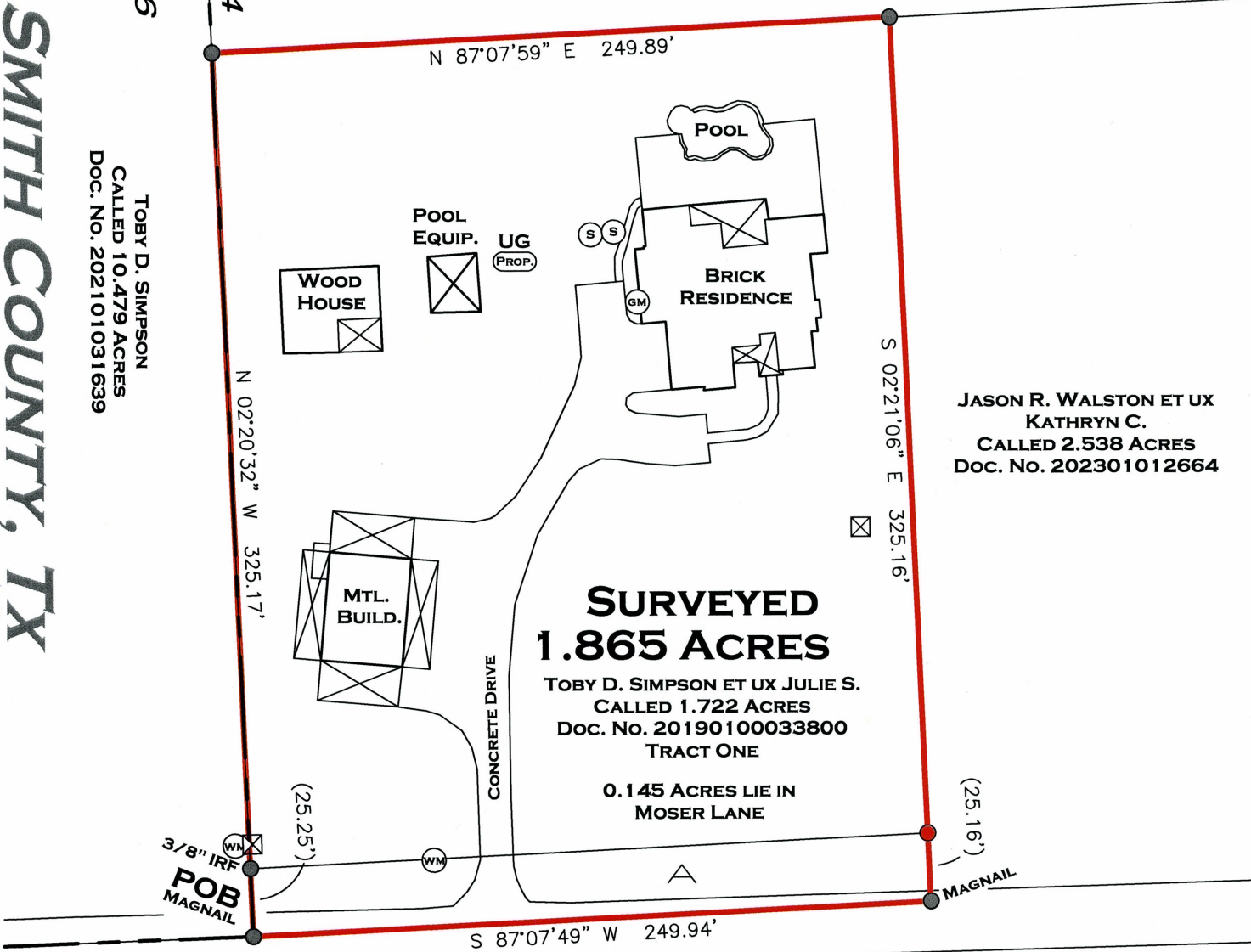
JASON WALSTON
CALLED 19.277 ACRES
DOC. NO. 202101049814



J. DICKINSON
SURVEY, A-294
W. COLLINS
SURVEY, A-246

TOBY D. SIMPSON
CALLED 10.479 ACRES
DOC. NO. 202101031639

SMITH COUNTY, TX



JASON R. WALSTON ET UX
KATHRYN C.
CALLED 2.538 ACRES
DOC. NO. 202301012664

**SURVEYED
1.865 ACRES**
TOBY D. SIMPSON ET UX JULIE S.
CALLED 1.722 ACRES
DOC. NO. 20190100033800
TRACT ONE

0.145 ACRES LIE IN
MOSER LANE

MOSER LN. - CR 2123

TOBY D. SIMPSON ET UX JULIE S.
CALLED 0.142 ACRES
DOC. NO. 20190100033800
TRACT TWO

LANDMARK TITLE, INC.
GF No. 259474
SCHEDULE B ITEMS:

- 10C - ALL VISIBLE AND APPARENT EASEMENTS ARE SHOWN.
- 10D - THE PORTION OF THIS PROPERTY THAT LIES WITHIN THE BOUNDARIES OF THE ROADWAY IS SHOWN.
- 10E - NO APPARENT ENCROACHMENTS OR PROTRUSIONS WERE FOUND TO ADVERSELY AFFECT THIS PROPERTY.
- 10I - ONSITE SEWAGE FACILITY DOC. NO: 20130100021550. (SEPTIC IS SHOWN)

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 APRIL 1, 2025.



- ⊙ = POINT FOR CORNER
- ⊙/⊙ = COTTON SPINDLE FOUND/SET
- /● = 1/2" IRON ROD FOUND/SET
- FENCE — X — X — X — X — X — X —
- OVERHEAD ELECTRIC LINE — E — E —
- WM = WATER METER
- ⊙ = POWER POLE
- MH = MANHOLE
- GM = GAS METER
- EM = ELECTRIC METER
- T = TELE. PEDESTAL
- ⊗ = ELECTRIC VAULT
- PL = PIPELINE MARKER
- FH = FIRE HYDRANT
- S = SEPTIC LID/EQUIPMENT
- PROP = PROPANE TANK
- ⊗ = AIR CONDITIONER

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789



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

LAND SURVEYING
TBPELS FIRM NO. 10025300

MANAGER: CHJ	CREW CHIEF: CP
ADDRESS: 11617 MOSER LN.	
CITY/COUNTY: WHITEHOUSE / SMITH	
SURVEY/ABSTRACT NO.: COLLINS / 246	
SUBDIVISION: N/A	
LOT/BLOCK NO.: N/A	
CLIENT: J & K PROPERTIES LTD.	

PREPARED BY: C.H.J. ON APRIL 3, 2025

JOB No. 25-0331

