**FIELDNOTE DESCRIPTION**
74.460 Acre Tract
Jeremiah Splawn Survey, A-884
Smith County, Texas
Job No. 430942, Map No. A-0942BNDRY-A, September 13, 2023


**FIELDNOTES** to all that certain tract or parcel of land being 74.460 acres, located in the Jeremiah Splawn Survey, A-884 in Smith County, Texas, and being all of the called 74.586 acre tract described as Tract VIII in a Warranty Deed from James Walter Fair to Nancy Wood Fair, dated January 30, 1997 and recorded in Volume 3909, Page 732 of the Official Public Records of Smith County, Texas (OPRSCT). Said 74.460 acre tract being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for the southwest corner of said called 74.586 acre tract, same being located in the north line of a called 165.223 acre tract described in a Warranty Deed from Floyd E. McFadden, et al to P. Allen Huffhines, dated August 14, 2001 and recorded in Volume 6014, Page 236 OPRSCT, same being the southeast corner of a called 64.246 acre tract described in a General Warranty Deed from John Martin Davis to William J. Shinneman, II, dated November 29, 2004 and recorded in Volume 7665, Page 817 OPRSCT, same being the recognized common corner of said Jeremiah Splawn Survey, A-884, the Seth Cairy Survey, A-272, the William Malligan Survey, A-700, and the Daniel Barcroft Survey, A-140, from which a 1/2-inch iron pipe found bears South 88°12’05” West a distance of 11.45 feet and a 22-inch post oak bears North 23°58’ West a distance of 19.9 feet;

**THENCE North 01°45’26” West** a distance of **1412.23 feet** along the common line of said called 74.586 acre tract and said called 64.246 acre tract and along the recognized common line of said Jeremiah Splawn Survey, A-884 and said Seth Cairy Survey, A-272 to a 1/2-inch iron rod with cap (RPLS 6118) found for the northwest corner of said called 74.586 acre tract, same being the southwest corner of the John Davis Addition as shown on the map or plat thereof recorded in Cabinet D, Slide 284D of the Plat Records of Smith County, Texas (PRSCT), from which a 1/2-inch iron pipe found for an angle corner of said called 64.246 acre tract and said John Davis Addition bears North 01°45’26” West a distance of 135.24 feet;

**THENCE North 88°44’31” East** along the north line of said called 74.586 acre tract, the south line of said John Davis Addition, and the south line of a called 42.781 acre tract described in a Warranty Deed With Vendor’s Lien from W. L. Bourn to Charles William Loaring-Clark, III and Barbara Farrand Loaring-Clark, dated February 26, 1975 and recorded in Volume 1521, Page 642 of the Deed Records of Smith County, Texas (DRSCT), at a distance of 532.39 feet pass a 1/2-inch iron rod with cap (Warren) found for the south common corner of Lot 1 & Lot 2 of said John Davis Addition, and continuing **a total distance of 1452.34 feet** to a 1/2-inch iron rod found in the south edge of pavement of County Road 434 for the southeast corner of said called 42.781 acre tract, same being the southwest corner of a called 9.991 acre tract described as Tract One in a Warranty Deed With Vendor’s Lien from Tony D. Tolleson to Nigel Clark and Brianna Clark, dated October 27, 2020 and recorded in Document No. 202001040847 OPRSCT;

**THENCE North 88°49’41” East** along the north line of said called 74.586 acre tract, the south line of said called 9.991 acre tract, the upper south line of a called 0.762 of an acre tract described in a Warranty Deed With Vendor’s Lien from Nigel A. Clark and Brianna M. Clark to James Herbert Camomile and Lisa Christine Camomile, dated January 28, 2021 and recorded in Document No. 202101004047 OPRSCT, and crossing County Road 434, at a distance of 349.67 feet pass a 1/2-inch iron rod with cap (Illegible) found for the southeast corner of said called 9.991 acre tract and the upper southwest corner of said called 0.762 of an acre tract, and continuing **a total distance of 444.12 feet** to a point in a concrete driveway for the upper northeast corner of said called 74.586 acre tract and an angle corner of said called 0.762 of an acre tract;

**THENCE South 42°18’34” East** a distance of **52.67 feet** along a common line of said called 74.586 acre tract and said called 0.762 of an acre tract to a 1/2-inch iron rod found for the lower southwest corner of said called 0.762 of an acre tract, same being an angle corner of said called 74.586 acre tract and the northwest corner of the residue of a called 42.28 acre tract described in a Deed from the Veterans’ Land Board Of The State Of Texas to Truman C. Snider, dated February 27, 1974 and recorded in Volume 1485, Page 256 DRSCT, from which a 1/2-inch iron rod found for the southeast corner of said called 0.762 of an acre tract and the southwest corner of a called 9.238 acre tract described in a Correction General Warranty Deed from Raymond D. Lewis, Jr. and Oretta Lewis to Elmer M. Hamel and Susan G. Hamel, dated April 19, 1993 and recorded in Volume 3354, Page 166 of the Land Records of Smith County, Texas (LRSCT) bears South 87°07’16” East a distance of 16.47 feet;

**THENCE South 40°10’24” East** a distance of **258.99 feet** along a common line of said called 74.586 acre tract and said residue of called 42.28 acre tract and crossing County Road 434 to a 1/2-inch iron rod with cap (ELS Surveying) set in the centerline of a ravine for an angle corner;

**THENCE** along common lines of said called 74.586 acre tract and said residue of called 42.28 acre tract and along the centerline of said ravine as follows:

**South 55°08’24” East** a distance of **37.73 feet** to a 1/2-inch iron rod with cap (ELS Surveying) set for an angle corner;

**South 09°40’49” East** a distance of **23.25 feet** to a 1/2-inch iron rod with cap (ELS Surveying) set for an angle corner;

**South 47°51’10” East** a distance of **41.44 feet** to a 1/2-inch iron rod with cap (ELS Surveying) set for an angle corner;
**South 33°52’29” East** a distance of **114.33 feet** to a 1/2-inch iron rod with cap (ELS Surveying) set for an angle corner;
**South 20°35’08” East** a distance of **46.82 feet** to a 1/2-inch iron rod with cap (ELS Surveying) set for an angle corner;
**South 62°08’29” East** a distance of **39.39 feet** to a 1/2-inch iron rod with cap (ELS Surveying) set for an angle corner;

**THENCE South 01°34’20” West** a distance of **132.59 feet** along a common line of said called 74.586 acre tract and said residue of called 42.28 acre tract to a 1/2-inch iron rod found for an angle corner of said called 74.586 acre tract and the southwest corner of said residue of called 42.28 acre tract, from which a 30-inch sweet gum bears North 81°44’ West a distance of 5.9 feet;

**THENCE North 55°20’31” East** a distance of **124.64 feet** along a common line of said called 74.586 acre tract and said residue of called 42.28 acre tract to a 1/2-inch iron rod with cap (ELS Surveying) set for an angle corner;

**THENCE North 85°41’44” East** along a common line of said called 74.586 acre tract and said residue of called 42.28 acre tract and crossing County Road 434, at a distance of 76.25 feet pass a point in the pavement of County Road 434 for the southeast corner of said residue of called 42.28 acre tract, from which a bridge spike found in the pavement of County Road 434 for the southeast corner of a called 2.250 acre tract described in a Correction Warranty Deed With Vendor’s Lien from Maxine Eddins Kelley to Joe G. Valdez, Jr., dated December 10, 2010 and recorded in Document No. 20100100058417 OPRSCT bears North 00°45’19” West a distance of 2.90 feet (from said bridge spike found a 1/2-inch iron rod found for the lower northeast corner of said called 2.250 acre tract bears North 00°45’19” West a distance of 446.57 feet), and continuing **a total distance of 91.12 feet** to a 5/8-inch iron rod found on the northeast side of County Road 434 for the lower northeast corner of said called 74.586 acre tract, same being located in the recognized common line of said Jeremiah Splawn Survey, A-884 and the William Schofield Survey, A-140;

**THENCE South 01°47’21” East** a distance of **853.03 feet** along the east line of said called 74.586 acre tract, said common survey line, partially along the west line of the residue of a called 20.0 acre tract described in a Deed from James W. Fair to Hide-A-Way Lake, Inc., dated March 8, 1968 and recorded in Volume 1259, Page 120 DRSCT, and crossing County Road 434 twice to a mag nail set in the west edge of pavement of County Road 434 for the southeast corner of said called 74.586 tract;

**THENCE South 88°09’34” West** along the south line of said called 74.586 acre tract, at a distance of 24.27 feet pass a 1/2-inch iron rod with cap (ELS Surveying) set for the northeast corner of said called 165.223 acre tract, and continuing along the common line of said called 74.586 acre tract and said called 165.223 acre tract **a total distance of 2453.48 feet** to the **POINT OF BEGINNING** and containing **a total of 74.460 acres** of which approximately 1.656 acres lie within the margins of County Road 434.

Basis of Bearings is referenced to the Texas State Plane Coordinate System, Texas North Central Zone (4202) N.A.D. 83 (2011) as derived from GPS observations.

A plat accompanies these field notes.

Rods described herein as set are 1/2-inch iron rods with yellow plastic cap stamped “ELS Surveying”.

I, Connor G. Brown, Registered Professional Land Surveyor, do hereby certify these field notes to be written from an actual on the ground survey made under my direction and supervision during August and September 2023.

**GIVEN UNDER MY HAND AND SEAL,** this the 13th day of September, 2023.

09-13-202315:03:53-05:00

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Connor G. Brown
Registered Professional Land Surveyor
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