

# Smyth Surveyors, Inc.

"A Statewide Professional Land Surveying Service Company"

**235 N. Getty St., Suite B  
Uvalde, Texas 78801**

**FIRM # 10008800**

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**smythsurveyors.com**

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**FIELD NOTES FOR A BOUNDARY SURVEY  
OF 127.61 ACRES, MORE OR LESS  
COMPLETED JULY 10, 2023**

Being a partition survey of 127.61 acres, more or less, located in Limestone County, Texas, being out of and a part of H.L. Thompson Survey, Abstract No. 541, and also being a composite of those same certain tracts called 127.98 acres, as described in conveyance document Harold E. Mercer, recorded in Volume 629, Page 166 of the Limestone County Real Property Records, and 2.9 acres, as described in conveyance document Harold E. Mercer, recorded in Volume 629, Page 583 of the Limestone County Real Property Records, Limestone County, Texas and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½" rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

**BEGINNING** at a set mag nail lying in the center line of County Road 646, marking an exterior corner of that same certain tract called 118.348 acres, as described in a conveyance document to Edna Louise Jackson, recorded in Volume 929, Page 817 of the Limestone County Official Public Records, and marking the northwest corner of the herein described tract,

**THENCE:** N 57°38'56" E, crossing through said County Road 646, with said 118.348 acre tract and the herein described tract, at 40.00 feet passing a 10" diameter treated 3-way fence corner post, continuing on the same course, generally with the fence for a total distance of 1571.30 feet to a 16" diameter treated 2-way fence corner post marking an interior corner of said 118.348 acre tract, and marking the northeast corner of the herein described tract;

**THENCE:** S 33°15'28" E, generally with the fence, with said 118.348 acre tract and the herein described tract, passing the common corner of said 118.348 acre tract and that same certain tract called 408.656 acres, as described in a conveyance document to Edna Louise Jackson, recorded in Volume 929, Page 811 of the Limestone County Official Public Records, continuing on the same course with said 408.656 acre tract for a distance of 3311.22 feet to a 4" diameter cedar fence angle post marking a deflection point of said 408.656 acre tract, marking an exterior corner of that same certain tract called 50.12 acres, as described in a conveyance document to Randy and Linda Massingill, recorded in Volume 1207, Page 554 of the Limestone County Official Public Records, and marking the northeast corner of the herein described tract;

**Exhibit "A"**

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**THENCE** with said 50.12 acre tract and the herein described tract for the following thirteen (13);

1. **S 55°15'55" W**, leaving said fence and crossing into the centerline of Steel Creek, continuing on the same course with the centerline of Steel Creek for a distance of **141.54** feet to an unmarked corner marking a deflection point of the herein described tract;
2. **S 59°57'31" W**, for a distance of **85.03** feet to an unmarked corner marking a deflection point of the herein described tract;
3. **S 54°23'18" W**, for a distance of **38.09** feet to an unmarked corner marking a deflection point of the herein described tract;
4. **S 69°30'43" W**, for a distance of **71.22** feet to an unmarked corner marking a deflection point of the herein described tract;
5. **N 83°01'06" W**, for a distance of **6.60** feet to an unmarked corner marking a deflection point of the herein described tract;
6. **S 58°09'29" W**, for a distance of **212.70** feet to an unmarked corner marking a deflection point of the herein described tract;
7. **S 86°40'41" W**, for a distance of **156.78** feet to an unmarked corner marking a deflection point of the herein described tract;;
8. **S 68°25'15" W**, for a distance of **104.66** feet to an unmarked corner marking a deflection point of the herein described tract;
9. **S 64°13'23" W**, for a distance of **61.28** feet to an unmarked corner marking a deflection point of the herein described tract;
10. **S 60°51'18" W**, for a distance of **43.26** feet to an unmarked corner marking a deflection point of the herein described tract;
11. **S 79°24'14" W**, for a distance of **3.94** feet to an unmarked corner marking a deflection point of the herein described tract;
12. **S 10°17'01" E**, leaving said Steel Creek, at **20.23** feet passing a 10" diameter elm tree, continuing on the same course and starting to run with a down fence for a distance of **540.07** feet to a found 5/8" diameter rebar marking an exterior corner of the herein described tract;
13. **S 88°44'52" W**, for a distance of **740.76** feet to a found 1/2" diameter rebar lying on the easterly fenced margin of said County Road 646, lying on the northerly line of said 50.12 acre tract and marking an exterior corner of the herein described tract;

**THENCE: N 48°19'57" W**, crossing into and across said County Road 646 and with the herein described tract for a distance of **83.02** feet to a set mag nail in the approximate centerline of said County Road 646, marking the deed cited easterly line of that same certain tract called 40 acres (Tract III), as described in a conveyance document to Suenda Beth Clewis Kirk, Trustee for the Suenda Beth Clewis Kirk Living Trust, recorded in Document Number: 20192580 of the Limestone County Official Public Records, marking the south corner of that same certain tract called 1.88 acres, simultaneously surveyed this same date by Smyth Surveyors, and marking a deflection point of the herein described tract;

**THENCE** generally with approximate centerline of said County Road 646, with said 1.88 acre tract, with said deed cited easterly line of Tract III, and with the herein described tract for the following three (3) calls:

1. **N 21°45'30" W**, for a distance of **154.47** feet to a set mag nail marking a deflection point for the herein described tract;
2. **N 26°02'27" W**, for a distance of **265.90** feet to a set mag nail marking a deflection point of the herein described tract;
3. **N 30°17'07" W**, for a distance of **417.74** feet to an unmarked corner lying in the center of a bridge, lying on the centerlines of said County Road 646 and said Steel Creek, marking the northerly corner of said Tract III, marking the north corner of said 1.88 acre tract, marking the north corner of an approximate 1.49 acre deed conflict, and marking an interior corner of the herein described tract;

**THENCE: N 30°50'18" W**, leaving said Steel Creek, with the centerline of said County Road 646 for a distance of **2393.50** feet to the Place of Beginning and containing **127.61** acres of land, more or less, within the herein described boundary, of which approximately 1.54 acres lie within County Road 646 according to an actual on the ground survey made by Smyth Surveyors, Inc. and completed on July 10, 2023.

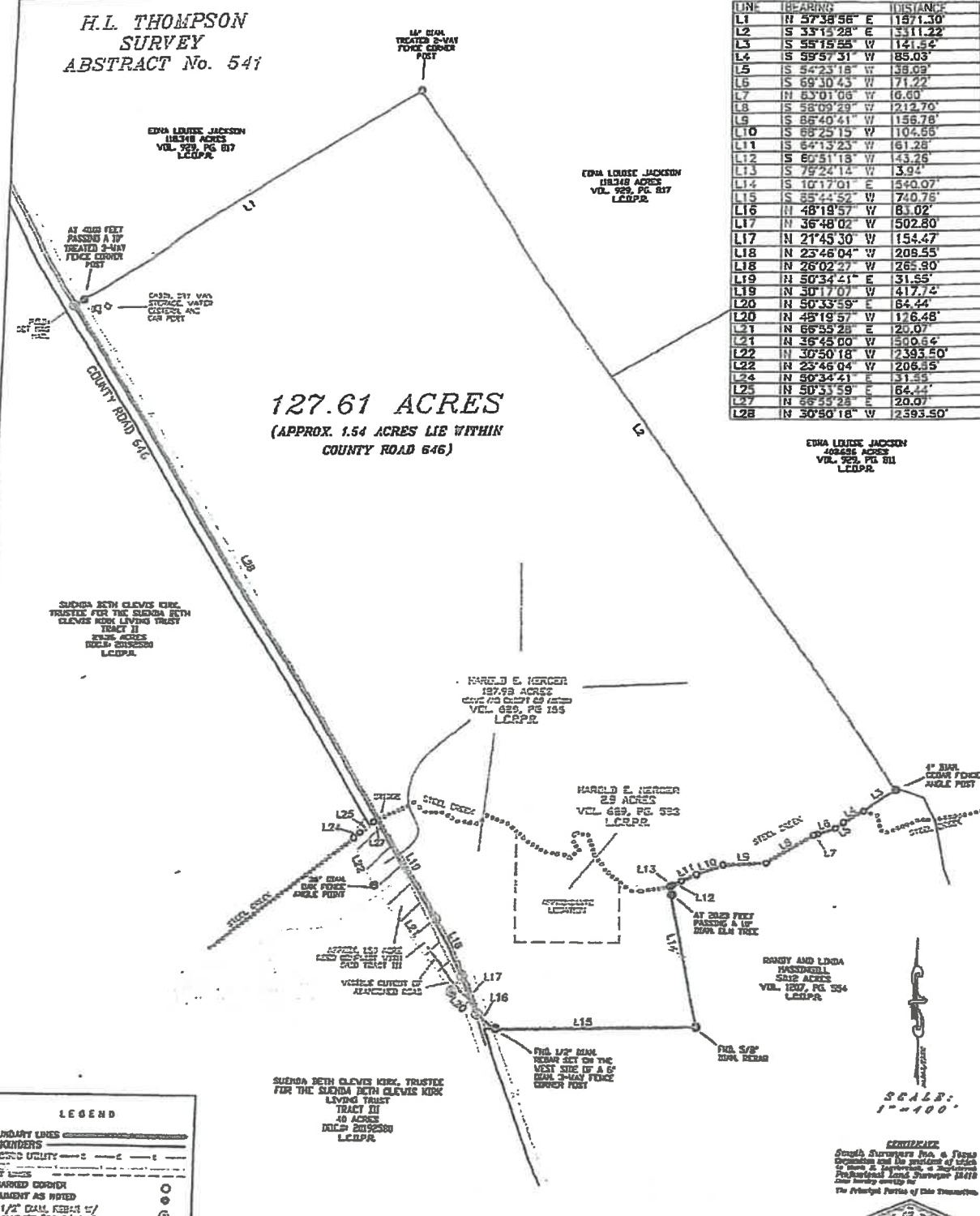
THE STATE OF TEXAS:  
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to said survey.

  
Mark E. Loggbrinck, Registered Professional Land Surveyor/No. 6418  
PROJ. NO. 22-0502A 127.61 Acres



H.L. THOMPSON  
SURVEY  
ABSTRACT No. 541



LINE	BEARING	DISTANCE
L1	N 57°38'56" E	1871.30'
L2	S 33°15'28" E	3311.22'
L3	S 55°15'55" W	141.52'
L4	S 59°57'31" W	85.03'
L5	S 54°23'18" W	38.09'
L6	S 69°30'43" W	71.22'
L7	N 63°01'06" W	6.60'
L8	S 58°09'29" W	212.70'
L9	S 86°40'41" W	156.78'
L10	S 88°25'15" W	104.65'
L11	S 64°13'23" W	61.26'
L12	S 80°51'18" W	43.26'
L13	S 79°24'14" W	3.92'
L14	S 10°17'01" E	540.07'
L15	S 85°44'52" W	740.76'
L16	N 48°19'57" W	81.02'
L17	N 36°48'02" W	502.80'
L17	N 21°45'30" W	154.47'
L18	N 23°46'04" W	208.55'
L18	N 26°02'27" W	265.90'
L19	N 50°34'41" E	31.55'
L19	N 30°17'07" W	417.72'
L20	N 50°33'59" E	84.44'
L20	N 48°19'57" W	176.48'
L21	N 68°55'28" E	20.07'
L21	N 36°45'00" W	500.64'
L22	N 30°50'18" W	2393.50'
L22	N 23°46'04" W	208.55'
L24	N 50°34'41" E	31.55'
L25	N 50°33'59" E	84.44'
L27	N 68°55'28" E	20.07'
L28	N 30°50'18" W	2393.50'

**LEGEND**

BOUNDARY LINES  
ADJACENTS  
ELECTRIC UTILITY  
PLAT LINES  
UNMARKED CORNER  
IMPERMANENT AS NOTED  
SET 1/4" DASH, REBAR 1/2"  
COP LINED "TALS/6-112"

**NOTE:**  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EVIDENCE, RECONSTRUCTION, APPURTENANCES, AND DISSEMINATION MAY BE SUBJECT TO REVISION UPON RECEIPT OF A TITLE CLEARANCE COMMITMENT OR ATTORNEY'S FILE OPINION

**NOTES:**  
1. THE SURVEYOR HAS NOTED THE RESULTS OF A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY LINES OR MARKS.  
2. THE SURVEYOR HAS NOTED THE RESULTS OF A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY LINES OR MARKS.  
3. THE SURVEYOR HAS NOTED THE RESULTS OF A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY LINES OR MARKS.

**Smyth Surveyors Inc.** FORM 100000000  
235 N. GETTY STREET  
SUITE B  
UVALDE, TEXAS 78801  
PHONE 830-591-0858

PREPARED FOR:  
NESTOR JENKINS  
PURPOSE OF SURVEY:  
BOUNDARY  
PROJECT NO. 1 22-0502A

**PLAT SHOWING:**

Being a partition survey of 1.88 acres and 127.61 acres, more or less, located in Limestone County, Texas, being out of and a part of H.L. Thompson Survey, Abstract No. 541, and also being a composite of those same certain tracts called 127.98 acres, as described in conveyance document Harold E. Mexner, recorded in Volume 629, Page 166 of the Limestone County Real Property Records, and 2.9 acres, as described in conveyance document Harold E. Mexner, recorded in Volume 629, Page 583 of the Limestone County Real Property Records, Limestone County, Texas.



**STATE OF TEXAS  
COUNTY OF UVALDE:**  
I, SMYTH SURVEYORS INC., a Texas corporation and the president of said corporation, do hereby certify that this plat was prepared from an actual survey made on the ground by said surveyors under my supervision and that said plat is true and correct according to said survey. THE PLAT AS PREPARED WAS BASED UPON THE FOLLOWING DATA: HAROLD E. MEXNER, AND IS ALSO CORROBORATED BY MY OWN SURVEY. THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. I AM NOT RESPONSIBLE FOR CORRECTION OF THE PLAT OTHER THAN THE CORRECTIONS BY ORIGINAL SURVEY AND SIGNATURE.  
COMPLETION: FEBRUARY 14, 2023  
JAMES E. JENKINS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
EXPIRATION: 2025