

Smyth Surveyors, Inc.

"A Statewide Professional Land Surveying Service Company"

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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 $\frac{1}{2}$ " 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 $57^{\circ}38'56''$ 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 $33^{\circ}15'28''$ 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 $55^{\circ}15'55''$ 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 $59^{\circ}57'31''$ W, for a distance of 85.03 feet to an unmarked corner marking a deflection point of the herein described tract;
3. S $54^{\circ}23'18''$ W, for a distance of 38.09 feet to an unmarked corner marking a deflection point of the herein described tract;
4. S $69^{\circ}30'43''$ W, for a distance of 71.22 feet to an unmarked corner marking a deflection point of the herein described tract;
5. N $83^{\circ}01'06''$ W, for a distance of 6.60 feet to an unmarked corner marking a deflection point of the herein described tract;
6. S $58^{\circ}09'29''$ W, for a distance of 212.70 feet to an unmarked corner marking a deflection point of the herein described tract;
7. S $86^{\circ}40'41''$ W, for a distance of 156.78 feet to an unmarked corner marking a deflection point of the herein described tract;
8. S $68^{\circ}25'15''$ W, for a distance of 104.66 feet to an unmarked corner marking a deflection point of the herein described tract;
9. S $64^{\circ}13'23''$ W, for a distance of 61.28 feet to an unmarked corner marking a deflection point of the herein described tract;
10. S $60^{\circ}51'18''$ W, for a distance of 43.26 feet to an unmarked corner marking a deflection point of the herein described tract;
11. S $79^{\circ}24'14''$ W, for a distance of 3.94 feet to an unmarked corner marking a deflection point of the herein described tract;
12. S $10^{\circ}17'01''$ 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 $88^{\circ}44'52''$ W, for a distance of 740.76 feet to a found $\frac{1}{2}$ " 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 $48^{\circ}19'57''$ 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 $21^{\circ}45'30''$ W, for a distance of 154.47 feet to a set mag nail marking a deflection point for the herein described tract;
2. N $26^{\circ}02'27''$ W, for a distance of 265.90 feet to a set mag nail marking a deflection point of the herein described tract;
3. N $30^{\circ}17'07''$ 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 $30^{\circ}50'18''$ 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. Logbrinck, Registered Professional Land Surveyor/No. 6418
PROJ. NO. 22-0502A 127.61 Acres



