



JCA
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SURVEY FOR
A.D. HARMS
SHOWING
PART OF THE
CALLOWAY DEAN SURVEY A-283
SMITH COUNTY, TEXAS

DRAWN BY:	B. BLACK	CHECKED BY:	T. LAUB
DATE:	1-3-2015	FIELD BOOK:	1250/1
SCALE:	1" = 200 FT.	JOB NO.:	14-324



CALL: 146.702 ACRES (TRACT A)
SHERRY TINDY TO TEJAN, LTD.
S.C.C.F.N. 2004-0001221, MARCH 9, 2004

RECORDS ARE ORIENTED TO THE NORTH LINE OF THE 146.702 ACRE TRACT RECORDED IN S.C.C.F.N. 2004-0001221.

0 - DENOTES A 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.

FIELD NOTES ACCOMPANY THIS PLAT.

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5515

All that certain lot, tract or parcel of land, being part of the Calloway Dean Survey, Abstract No. 283, Smith County, Texas, being part of that certain called 309 acre tract described in a deed from Marton J. Smith to A. D. Harms and wife, Mina M. Harms on September 5, 1969 and recorded in Volume 1312, Page 334 of the Deed Records of Smith County, Texas, being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (found) for the Northeast corner of the above mentioned 309 acre tract, the Northwest corner of the Robert W. Hughes 29.000 acre tract described in Volume 4787, Page 86, in the South line of the Devin Fernald Hall 42.004 acre tract described in Volume 7321, Page 676;

THENCE South 00 deg. 14 min. 47 sec. West with the East line of the 309 acre tract, the West line of the 29.000 acre tract and the West line of the Bill Richardson 10.000 acre tract described in Volume 6375, Page 78, a distance of 668.22 ft. to a ½" iron rod (set) for corner;

THENCE West 286.28 ft. to a fence post for corner;

THENCE westerly and generally with a fence as follows:

South 63 deg. 52 min. 22 sec. West - 129.39 ft,
 South 85 deg. 38 min. 22 sec. West - 13.16 ft,
 South 86 deg. 09 min. 41 sec. West - 91.30 ft,
 South 89 deg. 03 min. 11 sec. West - 106.17 ft,
 South 69 deg. 42 min. 00 sec. West - 156.31 ft,
 South 72 deg. 15 min. 22 sec. West - 141.11 ft,
 North 89 deg. 47 min. 04 sec. West - 64.77 ft,
 North 84 deg. 04 min. 44 sec. West - 59.75 ft,
 North 78 deg. 34 min. 38 sec. West - 235.61 ft,
 North 81 deg. 59 min. 30 sec. West - 74.21 ft,
 South 84 deg. 49 min. 41 sec. West - 52.16 ft,
 South 73 deg. 45 min. 34 sec. West - 125.17 ft,
 South 84 deg. 40 min. 49 sec. West - 17.72 ft,
 North 80 deg. 59 min. 33 sec. West - 363.17 ft,



and South 71 deg. 17 min. 10 sec. West - 174.44 ft. to a ½" iron rod (set) for corner in the centerline of County Road No. 3101, from which a ½" iron rod (set) for reference bears North 71 deg. 17 min. 10 sec. East - 51.86 ft;

THENCE North 34 deg. 22 min. 17 sec. West with the centerline of County Road No. 3101, a distance of 966.83 ft. to a ½" iron rod (set) for corner in the North line of the 309 acre tract, the Southeast corner of the Bower Family Limited Trust 86.403 acre tract described in County Clerk's File No. 2014-R0043141, the Southwest corner of the Dudley Shankles 112.66 acre tract described in County Clerk's File No. 2010-R0044458;

THENCE South 89 deg. 19 min. 05 sec. East with the North line of the 309 acre tract and the South line of the 112.66 acre tract, a distance of 1483.34 ft. to a ½" x ½" iron strap (found) for the Southeast corner of same;

THENCE North 88 deg. 32 min. 43 sec. East with the North line of the 309 acre tract, a distance of 1101.95 ft. to the place of beginning, containing 39.720 acres of land.

EXHIBIT "A"

All that certain lot, tract or parcel of land, being part of the Calloway Dean Survey, Abstract No. 283, Smith County, Texas, being part of that certain called 309 acre tract described in a deed from Marton J. Smith to A. D. Harms and wife, Mina M. Harms on September 5, 1969 and recorded in Volume 1312, Page 334 of the Deed Records of Smith County, Texas, being more completely described as follows, to-wit:

COMMENCING at a ½" iron rod (found) for the Northeast corner of the above mentioned 309 acre tract, the Northwest corner of the Robert W. Hughes 29.000 acre tract described in Volume 4787, Page 86, in the South line of the Devin Fernald Hall 42.004 acre tract described in Volume 7321, Page 676;

THENCE South 00 deg. 14 min. 47 sec. West with the East line of the 309 acre tract, the West line of the 29.000 acre tract and the West line of the Bill Richardson 10.000 acre tract described in Volume 6375, Page 78, a distance of 668.22 ft. to a ½" iron rod (set) for corner and the place of BEGINNING;

THENCE South 00 deg. 14 min. 47 sec. West with the West line of the 10.000 acre tract, the West line of the Bill Richardson 33.807 acre tract described in Volume 6375, Page 75, the West line of the Verle Douglas Joy, II 29.000 acre tract described in Volume 4648, Page 230 and the East line of the 309 acre tract, a distance of 1713.34 ft. to a ½" iron rod (found) for corner, the Southwest corner of the 29.000 acre tract, the Northwest corner of the William Shafer 20.984 acre tract described in Volume 7881, Page 546, the Northeast corner of the Gory Loveday 4.960 acre tract described in Volume 7546, Page 599;

THENCE West with the North line of the 4.960 acre tract, a distance of 650.05 ft. to a ½" iron rod (set) for the Northwest corner of same, the Northeast corner of the Tejun, LTD 146.702 acre tract described in County Clerk's File No. 2006-R0012221, in the centerline of County Road No. 3301;

THENCE northwesterly with the centerline of County Road No. 3101 as follows:

North 45 deg. 37 min. 32 sec. West - 627.59 ft,

North 44 deg. 45 min. 59 sec. West - 623.73 ft,

North 36 deg. 49 min. 50 sec. West - 417.28 ft,

and North 33 deg. 57 min. 36 sec. West - 430.97 ft. to a ½" iron rod (set) for corner;

THENCE easterly and generally with a fence as follows:

North 71 deg. 17 min. 10 sec. East - 174.58 ft,

South 80 deg. 59 min. 33 sec. East - 363.17 ft,

North 84 deg. 40 min. 49 sec. East - 17.72 ft,

North 73 deg. 45 min. 34 sec. East - 125.17 ft,

North 84 deg. 49 min. 41 sec. East - 52.16 ft,

South 81 deg. 59 min. 30 sec. East - 74.21 ft,

South 78 deg. 34 min. 38 sec. East - 235.61 ft,

South 84 deg. 04 min. 44 sec. East - 59.75 ft,

South 89 deg. 47 min. 04 sec. East - 64.77 ft,

North 72 deg. 15 min. 22 sec. East - 141.11 ft,

North 69 deg. 42 min. 00 sec. East - 156.31 ft,

North 89 deg. 03 min. 11 sec. East - 106.17 ft,

North 86 deg. 09 min. 41 sec. East - 91.30 ft,

North 85 deg. 38 min. 22 sec. East - 13.16 ft,

North 63 deg. 52 min. 22 sec. East - 129.39 ft,

and East - 286.28 ft. to the place of beginning, containing 52.953 acres of land.

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