

*Smith County,
Texas*

ty,

APPROXIMATE LOCATION
OF SURVEY LINE

APPROXIMATE LOCATION
OF SURVEY LINE

**TRACT 1
SURVEYED:
15.248 ACRES**

**TRACT 4
SURVEYED:
12.000 ACRES**

DEMOSTHENES C DANSBY 1993 TRUST
CALLED 83.25 ACRES
VOLUME 6953, PAGE 293

S 88°46'13" W 815.52'
N 88°46'13" E 815.52'
30' EASEMENT

**TRACT 5
SURVEYED:
12.000 ACRES**

DEMOSTHENES C DANSBY 1993 TRUST
CALLED 83.25 ACRES
VOLUME 6953, PAGE 293

S 88°34'48" W 821.08'

N 88°34'26" E 821.06'

**TRACT 6
SURVEYED:
12.000 ACRES**

DEMOSTHENES C DANSBY 1993 TRUST
CALLED 83.25 ACRES
VOLUME 6953, PAGE 293

S 88°19'49" W 828.57

**TRACT 7
SURVEYED:
4.239 ACRES**

|| WILLIAM ELLIS WADE AND REGINA WADE
CALLED 39.77 ACRES
VOLUME 1339, PAGE 58

SARAH L. DANSBY
CALLED 30 ACRES
VOLUME 1564 PAGE 182

LINE	BEARING	DISTANCE
L1	Act. N 22° 39' 03" E	73.43
L2	Act. 05° 38' 41" E	185.82
L3	Act. N 12° 45' 50" W	166.96
L4	Act. N 19° 29' 38" W	163.66
L5	Act. N 24° 45' 16" W	166.30
L6	Act. N 35° 31' 48" W	54.24
L7	Act. N 40° 50' 21" W	153.95
L8	Act. S 44° 33' 22" W	177.01
L9	Act. S 46° 43' 59" E	42.82
L10	Act. S 46° 43' 59" E	172.68
L11	Act. N 40° 21' 50" W	81.90
L12	Act. N 22° 09' 10" W	171.07
L13	Act. N 01° 32' 31" W	91.07
L14	Act. N 03° 43' 11" E	92.89
L15	Act. N 04° 31' 26" E	87.24
L16	Act. N 02° 48' 40" E	96.23
L17	Act. N 04° 17' 55" E	110.32
L18	Act. N 05° 04' 44" E	96.36
L19	Act. N 05° 04' 44" E	30.14
L20	Act. N 88° 19' 41" E	191.47
L21	Act. S 01° 40' 56" E	39.07
L22	Act. S 88° 18' 53" W	188.53
L23	Act. S 88° 20' 16" E	167.99

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.67'	15.00'	90°25'17"	Act. S 43°34'41" W	21.29'

J. CAMBURN SURVEY, A-244

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON NOVEMBER 2ND, 2020.



REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789

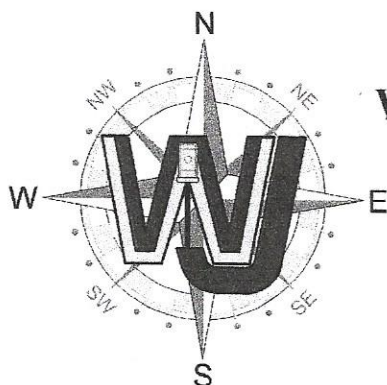
Ⓢ - ELECTRIC METER
Ⓣ - TELEPHONE

 = AIR CONDITIONER

WALKER, WARREN, & JORDAN

PROJECT MANAGER: FRANKLIN

PREPARED BY: L.N.F. ON NOV 2ND, 2020



**WALKER, WARREN, & JORDAN
SURVEYING & MAPPING**

10819 US HWY 69 N

TYLER, TX 75706

903-534-9000

TBPELS FIRM NO. 10025300

**SURVEYED MULTIPLE TRACTS
J. CAMBURN SURVEY, A-244
W. MARSH SURVEY, A-1174
SMITH COUNTY, TEXAS
J20-0977**

November 2nd, 2020

TRACT 1

All that certain lot, tract or parcel of land within the J. CAMBURN Survey, Abstract No. 244, and within the W. MARSH Survey, Abstract No. 1174, Smith County, Texas, being part of a called 39.77 acre tract conveyed to William Ellis Wade and Regina Wade as described and recorded in Volume 1339, Page 58 of Deed Records of Smith County, Texas, and this 15.248 acre tract being more fully described as follows:

Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983

BEGINNING at a 1/2" Iron Rod set for the Northeast corner of herein described tract, same being the Northwest corner of a called 83.25 Acre tract conveyed to Demosthenes C Dansby 1993 Trust as described and recorded in Volume 6953, Page 293, being in the South boundary line of a called 150 acre tract conveyed to Herman F. Johnson as described and recorded in Volume 3614, Page 175, being on the North boundary line of said W. Marsh Survey;

THENCE South 01 deg. 39 min. 44 sec. East with the West boundary line of said 83.25 acre tract a distance of 978.95 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract, being on the West boundary line of said 83.25 acre tract;

THENCE with a curve to the right across said 39.77 acre tract an arc distance of 23.67', Delta = 90 deg. 24 min. 12 sec., Radius = 15.00', Chord = South 43 deg. 33 min. 45 sec. West, - 21.29 feet to a 1/2" Iron Rod set for the Southerly Southeast corner of herein described tract;

THENCE South 88 deg. 47 min. 33 sec. West across said 39.77 acre tract a distance of 372.56 feet to a Cotton Spindle set for the Southwest corner of herein described tract, being near the centerline of County Road No. 245;

THENCE With the Centerline of County Road No. 245 as follows:

- 1) North 44 deg. 43 min. 22 sec. West across said 39.77 acre tract a distance of 177.01 feet to a Cotton Spindle Set;
- 2) North 40 deg. 50 min. 21 sec. West across said 39.77 acre tract a distance of 153.95 feet to a Cotton Spindle Set;
- 3) North 35 deg. 31 min. 48 sec. West across said 39.77 acre tract a distance of 54.24 feet to a Cotton Spindle Set;
- 4) North 24 deg. 45 min. 16 sec. West across said 39.77 acre tract a distance of 166.30 feet to a Cotton Spindle Set;
- 5) North 19 deg. 29 min. 38 sec. West across said 39.77 acre tract a distance of 163.66 feet to a Cotton Spindle Set;
- 6) North 12 deg. 45 min. 50 sec. West across said 39.77 acre tract a distance of 135.53 feet to a Cotton Spindle Set;
- 7) North 05 deg. 38 min. 41 sec. East across said 39.77 acre tract a distance of 185.82 feet to a Cotton Spindle Set;
- 8) North 12 deg. 29 min. 03 sec. East across said 39.77 acre tract a distance of 73.43 feet to a Cotton Spindle Set, being in the North boundary line of said W. MARSH Survey;

THENCE North 88 deg. 20 min. 16 sec. East with the North boundary line of said W. MARSH Survey a distance of 735.86 feet to the **POINT OF BEGINNING AND CONTAINING 15.248 ACRES OF LAND.**

DISCLOSURE

These renderings are solely for illustrative purposes and should not be relied upon. The renderings may not show all the characteristics that affect the property you are considering. Interested parties are advised to investigate to their satisfaction whether the property is suitable for their intended use.

Henry Farms reserves the right to make changes to all land plans, and pricing is subject to change without notice.