

*Smith County,
Texas*

APPROXIMATE LOCATION
OF SURVEY LINE

x — x — x — x — x —
APPROXIMATE LOCATION
OF SURVEY LINE

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

W. MARSH
SURVEY, A-1174

APPROXIMATE LOCATION
OF SURVEY LINE

**JAMES SHERMAN HENRY
ESTATE
CALLED 37.3 ACRES
SCAD**

LINE	BEARING	DISTANCE
L1	Act. N 12 29 03" E	F 72.01'
L2	Act. N 05 38 41" E	F 185.82'
L3	Act. N 12 45 50" W	F 135.53'
L4	Act. N 19 29 38" W	F 163.66'
L5	Act. N 24 45 16" W	F 166.30'
L6	Act. N 35 31 48" W	F 54.24'
L7	Act. N 40 50 21" W	F 153.95'
L8	Act. N 44 33 22" W	F 177.01'
L9	Act. S 48 43 58" E	F 142.62'
L10	Act. S 45 01 43" E	F 161.68'
L11	Act. N 40 21 50" W	F 61.90'
L12	Act. N 22 08 10" W	F 126.31'
L13	Act. N 01 32 31" W	F 91.07'
L14	Act. N 03 43 11" E	F 92.89'
L15	Act. N 04 31 26" E	F 87.24'
L16	Act. N 02 48 40" E	F 96.23'
L17	Act. N 04 17 55" E	F 110.32'
L18	Act. N 02 04 44" W	F 98.36'
L19	Act. S 05 57 38" E	F 30.14'
L20	Act. S 08 19 41" E	F 191.47'
L21	Act. S 40 10 56" E	F 36.003'
L22	Act. S 85 18 55" E	F 162.99'
L23	Act. S 88 20 16" E	F 167.99'

POB ACCESS EASEMENT

SARAH L. DANSBY
CALLED 30 ACRES
VOLUME 1564 PAGE 182

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.



FENCE—X—X—X—X—X—X—

OVERHEAD ELECTRIC LINE

 WM	= WATER METER	 X	= IRRIGATION VALVE
 PP	= POWER POLE	 X	= WATER VALVE
 MH	= MANHOLE	 C	= CABLE BOX/PEDESTAL
 GM	= GAS METER	 S	= SEPTIC LID/EQUIPMENT
 EM	= ELECTRIC METER	 PROP	= PROPANE TANK
 T	= TELE. PEDESTAL	 AC	= AIR CONDITIONER

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789

WALKER, WARREN, & JORDAN

PROJECT MANAGER: FRANKLIN

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

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

TRACT 3

All that certain lot, tract or parcel of land within the J. CAMBURN Survey, Abstract No. 244, 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 10.092 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 Northwest corner of herein described tract, being in the East boundary line of a called 37.3 acre tract conveyed to James Sherman Henry Estate;

THENCE North 88 deg. 59 min. 10 sec. East across said 39.77 acre tract a distance of 749.13 feet, to a Cotton Spindle set for the Northeast 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) South 01 deg. 32 min. 31 sec. East across said 39.77 acre tract a distance of 91.07 feet to a Cotton Spindle Set;
- 2) South 03 deg. 43 min. 11 sec. West across said 39.77 acre tract a distance of 92.89 feet to a Cotton Spindle Set;
- 3) South 04 deg. 31 min. 26 sec. West across said 39.77 acre tract a distance of 87.24 feet to a Cotton Spindle Set;
- 4) South 02 deg. 48 min. 40 sec. West across said 39.77 acre tract a distance of 96.23 feet to a Cotton Spindle Set;
- 5) South 04 deg. 17 min. 55 sec. West across said 39.77 acre tract a distance of 110.32 feet to a Cotton Spindle Set ;
- 6) South 02 deg. 04 min. 44 sec. East across said 39.77 acre tract a distance of 98.36 feet to a Cotton Spindle Set
- 7) South 06 deg. 57 min. 38 sec. East across said 39.77 acre tract a distance of 30.14 feet to a Cotton Spindle Set for the Southeast corner of herein described tract, being in the North boundary line of a called 30 acre tract conveyed to Sarah L Dansby as described and recorded in Volume 1564, Page 182;

THENCE South 88 deg. 20 min. 13 sec. West with the North boundary line of said 30 acre tract a distance of 715.32 feet to a 1/2" Iron Rod set for the Southwest corner of herein described tract, same being an ell corner of a called 37.3 acre tract conveyed to James Sherman Henry Estate;

THENCE North 01 deg. 39 min. 44 sec. West with the East boundary line of said Henry Estate a distance of 612.79 feet to the **POINT OF BEGINNING AND CONTAINING 10.192 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.