

**PARCEL 1 - 1.103 ACRES / PARCEL 2 - 4.130 ACRES**  
**TOMAS QUEVEDO SURVEY, ABSTRACT 18**  
**SMITH COUNTY, TEXAS**  
**SCOTT M. BUNDY & JESSICA F. BUNDY**

**JANUARY 22, 2016**

**PARCEL 1**

**BEING** 1.103 acres situated in the Tomas Quevedo Survey, Abstract 18, being all of a called 1.00 acres as recorded in Instrument 20140100049604 of the Deed Records of Smith County, Texas (DRSCT). Same being known as 11785 County Road 140 (a.k.a. Spruce Hill Road), Flint. Said 1.103 acres being more particularly described by Metes and Bounds as follows:

**BEGINNING** at a ½" Iron Rod Found in the Southeast Margin of said County Road 140 (CR-140), same being in the West Margin of a Private Road (unnamed), marking the Northeast Corner of said 1.00 acres;

**THENCE South 01°03'39" West** with the East Line of said 1.00 acres, the West Margin of said Private Road, **a distance of 222.13 feet** to a Point for Southeast Corner of said 1.00 acres, the most Easterly Northeast Corner of a called 4.998 acres as recorded in Instrument 20140100049605 in the DRSCT (said 4.998 acres having been resurveyed of even date by Cain Surveying Company, and found to contain 4.130 acres and being hereafter described as Parcel 2), same being in the West Margin of said Private Road, from said point a ½" Iron Rod Found for Reference bears South 87°14'14" West a distance of 2.57 feet;

**THENCE South 87°14'14" West** with the South Line of said 1.00 acres, the most Easterly North Line of said 4.998 acres, **a distance of 212.20 feet** to a ½" Iron Rod Found marking the Southwest Corner of said 1.00 acres, an Interior ELL Corner in the East Line of said 4.130 acres;

**THENCE North 00°03'13" West** with the West Line of said 1.00 acres, the most Northerly East Line of said 4.998 acres, **a distance of 227.00 feet** to a Point for Corner in said County Road 140, from which a ½" Iron Pipe Found marking the Northwest Corner of said 4.130 acres bears South 88°35'29" West a distance of 99.14 feet, said point also having a ½" Iron Rod Set (w/ Cap "CSC - RPLS #5980") South 00°03'13" East a distance of 20.82 feet;

**THENCE North 88°35'29" East** with the North Line of said 1.00 acres **a distance of 216.35 feet** to the **Place of Beginning** and containing 1.103 acres of land.

**PARCEL 2**

**BEING** 4.130 acres situated in the Tomas Quevedo Survey, Abstract 18, being all of a called 4.998 acres as recorded in Instrument 20140100049605 of the Deed Records of Smith County, Texas (DRSCT). Same being located on County Road 140 (a.k.a. Spruce Hill Road), Flint. Said 4.130 acres being more particularly described by Metes and Bounds as follows:

**BEGINNING** at a ½" Iron Pipe said County Road 140 (CR-140), marking the Northwest Corner of said 4.998 acres, the Northeast Corner of a called 2.000 acres as recorded in Volume 7776, Page 286 of the DRSCT, from which a ½" Iron Rod Found in said CR-140 marking the Northwest Corner of said 2.000 acres bears South 89°20'57" West a distance of 236.82 feet, said iron pipe having a ½" Iron Rod Set for Reference (w/ Cap "CSC - RPLS #5980") South 00°37'11" East a distance of 20.13 feet;

**THENCE North 88°35'29" East** with the most Westerly North Line of said 4.998 acres **a distance of 99.14 feet** to a Point for Corner in said CR-140 for the Most Northerly Northeast Corner of said 4.998 acres, the Northwest Corner of a called 1.00 acre as recorded in Instrument 20140100049604 in the DRSCT (having been resurveyed of even date by Cain Surveying Company and found to contain 1.103 acres and heretofore described as Parcel 1), from said point a ½" Iron Rod Set for Reference (w/ Cap "CSC - RPLS #5980") South 00°03'13" East a distance of 20.82 feet;

**THENCE South 00°03'13" East** with the most Northerly East Line of said 4.998 acres, the West Line of said 1.103 acres, **a distance of 227.00 feet** to a ½" Iron Rod Found marking an Interior ELL Corner in the East Line of said 4.998 acres, the Southwest Corner of said 1.103 acres;

**THENCE North 87°14'14" East** with the most Easterly North Line of said 4.998 acres, the South Line of said 1.103 acres, **a distance of 212.20 feet** to a Point for the most Easterly Northeast Corner of said 4.998 acres, the Southeast Corner of said 1.103 acres, from said point a ½" Iron Rod Found for Reference (bent) South 87°14'14" West a distance of 2.57 feet;

**THENCE South 01°03'39" West** with the East Line of said 4.998 acres, **a distance of 31.08 feet** to a ½" Iron Rod Found in same marking the most Westerly Northwest Corner of a called 23.857 acre "Tract One as recorded in Instrument 20070100010424 in the DR SCT, the Northwest Corner of a called 0.390 acre Easement tract as recorded in Volume 7896, Page 889 in the DR SCT;

**THENCE South 00°56'15" West** with the most Southerly East Line of said 4.998 acres, the West Line of said 0.390 acres, **a distance of 118.26 feet** to a ½" Iron Rod Found (w/ Cap) in the most Southerly East Line of said 4.998 acres marking the Southwest Corner of said 0.390 acres;

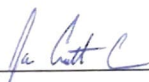
**THENCE South 00°51'47" East** continuing with the most Southerly East Line of said 4.998 acres, the most Northerly West Line of said 23.857 acres, **a distance of 371.34 feet** to a ½" Iron Rod Found (w/ Cap) in the most Northerly West Line of said 23.857 acres marking the Southeast Corner of said 4.998 acres, the most Easterly Northeast Corner of a called 13.081 acres as recorded in Volume 5848, Page 124 in the DR SCT;

**THENCE South 89°20'09" West** with the South Line of said 4.998 acres, the most Easterly North Line of said 13.081 acres, **a distance of 306.39 feet** to a ½" Iron Rod Found (w/ Cap) marking the Southwest Corner of said 4.998 acres, an Interior ELL Corner in the East Line of said 13.081 acres;

**THENCE North 00°37'11" West** {bearing base for this survey} with the West Line of said 4.998 acres, the most Northerly East Line of said 13.081 acres, **a distance of 738.55 feet** to the **Place of Beginning** and containing 4.130 acres of land

*NOTE: Bearings are based on the West Line of a called 4.998 acre as recorded in Instrument 20140100049605 in the Deed Records of Smith County, Texas.*

*I, James Garrett Cain, do hereby state that this Legal Description represents an on the ground survey made under my supervision on January 14, 2016 and is being submitted along with a Plat of said tract herein described.*

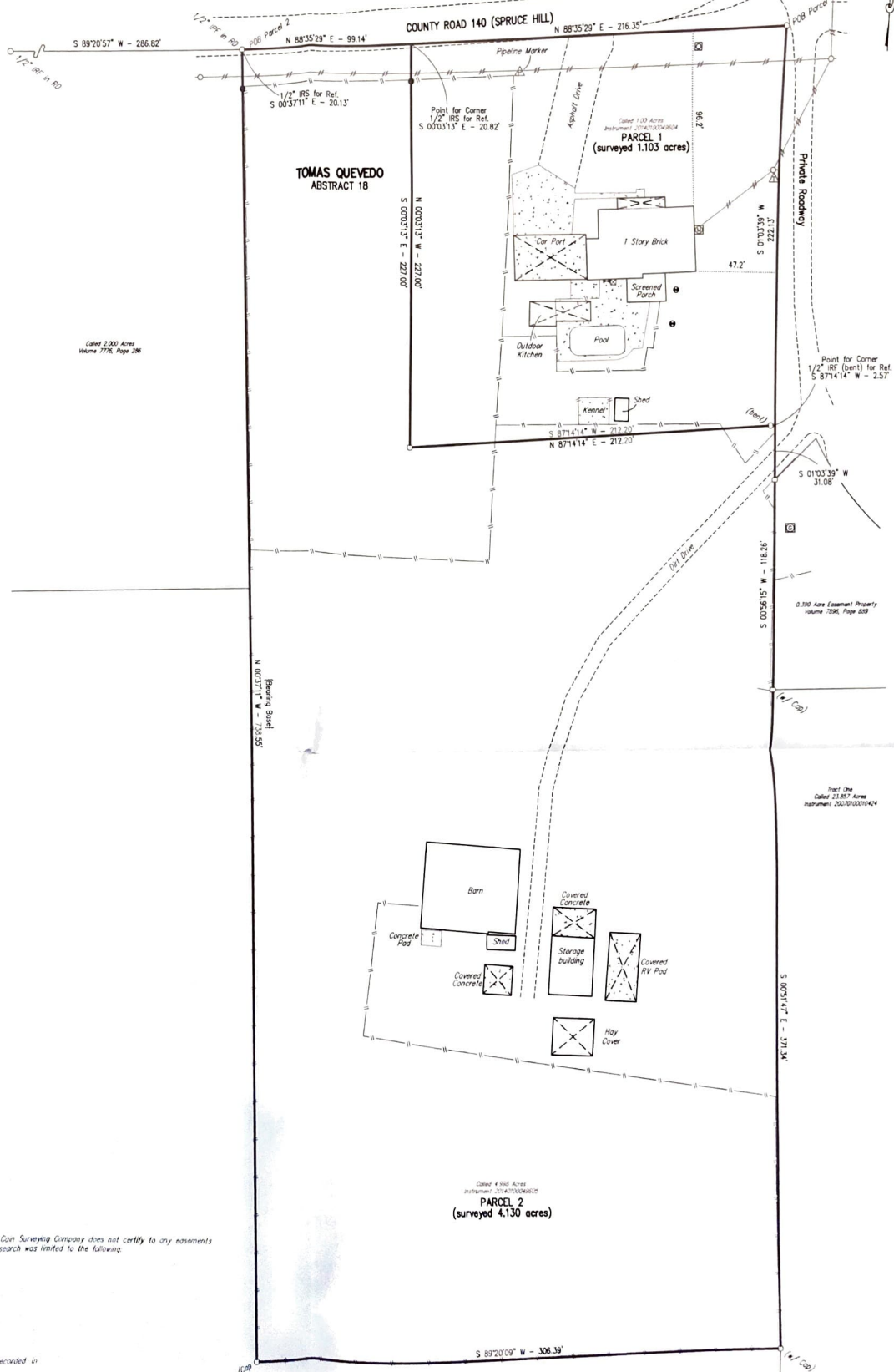
  
\_\_\_\_\_  
James Garrett Cain  
Registered Professional Land Surveyor  
State of Texas No. 5980





**PARCEL 1**  
**1.103 ACRES**  
 BEING ALL OF A CALLED  
 1.00 ACRE TRACT  
 INSTRUMENT 20140100049604  
 SMITH COUNTY, TEXAS

**PARCEL 2**  
**4.130 ACRES**  
 BEING ALL OF A CALLED  
 4.998 ACRE TRACT  
 INSTRUMENT 20140100049605  
 SMITH COUNTY, TEXAS



Homeland Title Company  
 of # 01-15401614

SCHEDULE "B"

(Note: Any easements not shown herein were not provided, located or visible. Cain Surveying Company does not certify to any easements that are not visible and not provided to us by said title company. Easement research was limited to the following: Easements and Data provided to CSC by said Title Company.)

(b) Visible and Apparent Easements - Does affect as shown  
 (c) Any portion lying in Public or Private Roadway - Does affect as shown

Note: Bearings are based on the West Line of a called 4.998 acres as recorded in instrument 20140100049605 of the Deed Records of Smith County, Texas.

I, James Garrett Cain, do hereby certify that this Plot accurately represents an on the ground survey made under my direct supervision on January 14, 2016 and is being submitted along with a legal description of the tract(s) shown herein.

James Garrett Cain  
 Registered Professional Land Surveyor  
 State of Texas No. 5980



DRAWN BY: B.G.B.	APPROVED BY: J.G.C.	REVISIONS:
DATE: 01/22/2016	PROJ. NO.: J2435	
DWG. NO.: J2435	DWG. J2435 1.103 AC. PAR 1 4.130 AC. PAR 2	

PROJECT  
 A SURVEY FOR  
 SCOTT M. BUNDY & JESSICA F. BUNDY  
 11265 COUNTY ROAD 140, FLINT  
 SMITH COUNTY, TEXAS

**CAIN**  
 SURVEYING COMPANY

315 HWY. 110 SOUTH-WHITEHOUSE, TEXAS 75791  
 PHONE: 803-839-1104 FAX: 803-839-1184

SHT. NO.

LEGEND:  
 || DRED CALL  
 ● 1/2" IRS W/CAP  
 (CSC RPLS 95800)  
 ○ 1/2" R/W  
 A/C  
 - POWER POLE  
 □ WATER METER  
 □ POOL PUMP  
 □ TELEPHONE PEDESTAL  
 □ ELECTRIC METER  
 □ GAS METER  
 □ SEPTIC TANK  
 UNLESS OTHERWISE NOTED

0 40 80