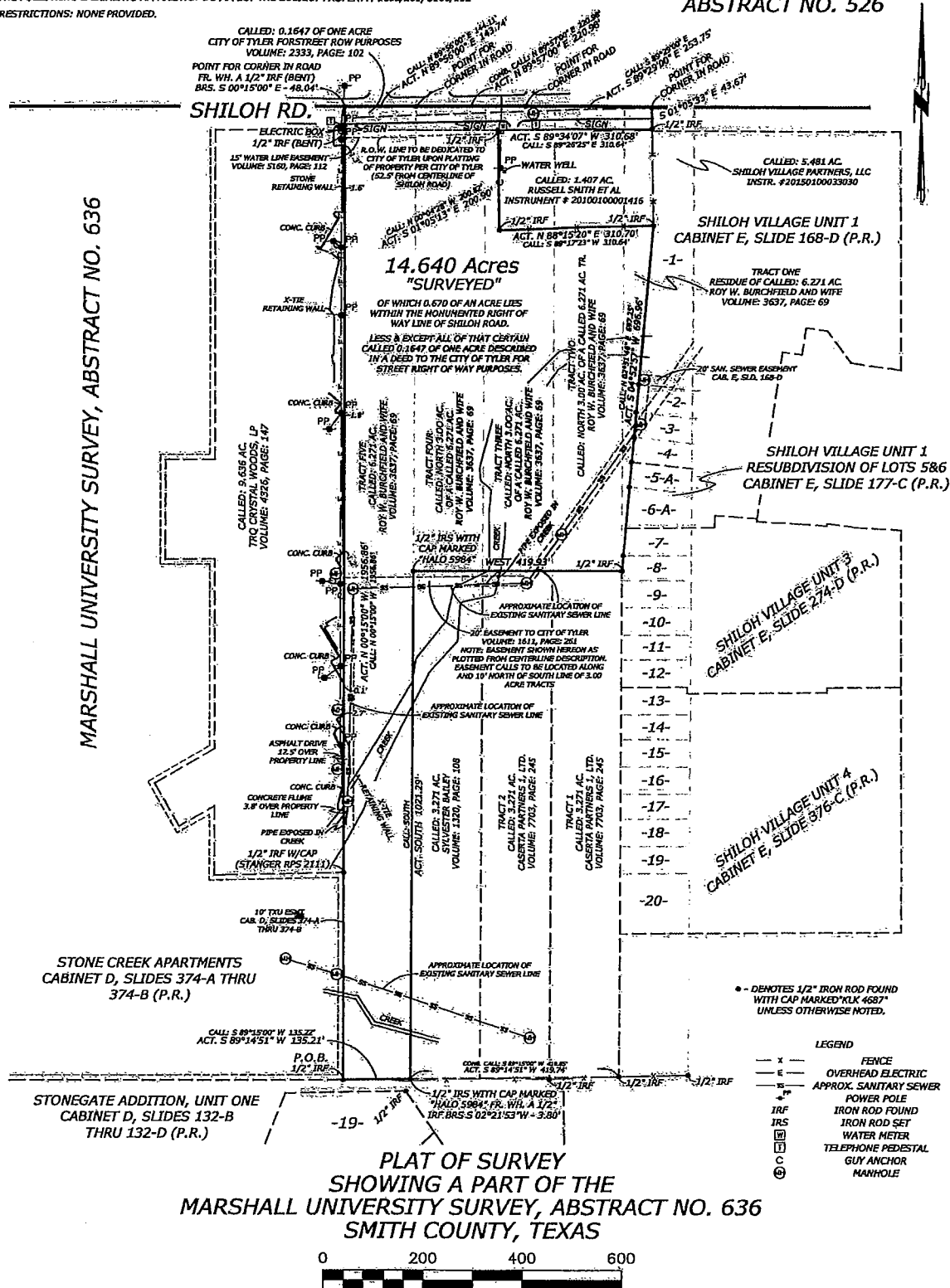


EASEMENTS AND RESTRICTIONS LISTED HEREON ARE LIMITED TO THOSE PROVIDED IN SCHEDULE B OF THE TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON.  
 THE FOLLOWING EASEMENTS APPARENTLY DO AFFECT THE SUBJECT PROPERTY: 1611/261, 5160/112  
 RESTRICTIONS: NONE PROVIDED.

# WILLIAM KEYS SURVEY ABSTRACT NO. 526

MARSHALL UNIVERSITY SURVEY, ABSTRACT NO. 636



SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

BEARINGS ARE ORIENTED TO THE WEST LINE OF THAT CERTAIN CALLED 6.271 ACRE TRACT OF LAND (TRACT FIVE) AS RECORDED IN VOLUME 3637, PAGE 69 OF THE DEED RECORDS OF SMITH COUNTY, TEXAS.

I, JAMES CRAWFORD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION OF THE PROPERTY LOCATED ON SHILOH ROAD, TYLER, TEXAS 75703, AND BEING FURTHER DESCRIBED AS FOLLOWS: ALL OF THAT CERTAIN CALLED 6.271 ACRE TRACT (TRACT FIVE), AND ALL OF THAT CERTAIN CALLED 3.00 ACRE TRACT (TRACT FOUR), AND BEING A PORTION OF THAT CERTAIN CALLED 3.00 ACRE TRACT (TRACT THREE), AND BEING A PORTION OF THAT CERTAIN CALLED 3.00 ACRE TRACT (TRACT TWO), AND ALSO BEING A PORTION OF THAT CERTAIN CALLED 6.271 ACRE TRACT (TRACT ONE), ALL BEING REFERENCED OR DESCRIBED IN A DEED RECORDED IN VOLUME 3637, PAGE 69, LESS AND EXCEPT ALL OF THAT CERTAIN CALLED 0.1647 OF ONE ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF TYLER FOR STREET RIGHT OF WAY PURPOSES AS RECORDED IN VOLUME 2333, PAGE 102 OF THE DEED RECORDS OF SMITH COUNTY, TEXAS.

ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, IF ANY ARE AS SHOWN.

THE SURVEY SHOWN HEREON IS FOR THE TRANSACTION UNDER GF NO. 1707262 AND IS NOT VALID FOR USE IN ANY OTHER TRANSACTION INVOLVING THE ABOVE REFERENCED PROPERTY.

BY:

*James Crawford*



HALO  
 SURVEYING, LLC

5528 OLD BULLARD RD., STE. 109  
 TYLER, TEXAS 75703  
 (903) 570-0857  
 TPLS FIRM REGISTRATION NO. 10194259



5528 OLD BULLARD RD., STE. 109  
TYLER, TEXAS 75703  
(903) 570-0857  
TBPLS FIRM NO. 10194259

**METES AND BOUNDS DESCRIPTION**  
**14.640 ACRES OF LAND**  
**MARSHALL UNIVERSITY SURVEY, ABSTRACT NO. 636**  
**SMITH COUNTY, TEXAS**

**BEING** 14.640 acres of land situated in the Marshall University Survey, Abstract No. 636, Smith County, Texas, being all of that certain called 6.271 acre tract of land (Tract Five), and being all of that certain called 3.00 acre tract of land (Tract Four), and being a portion of that certain called 3.00 acre tract of land (Tract Three), and being a portion of that certain called 6.271 acre tract of land (Tract One), all being described or referenced in a deed recorded in Volume 3637, Page 69 of the Deed Records of Smith County, Texas, said 14.640 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod (found) at the southwest corner of the above referenced 6.271 acre tract (Tract Five), and being the the most southerly southeast corner of Stone Creek Apartments as shown on plat recorded in Cabinet D, Slides 374-A thru 374-B of the Plat Records of Smith County, Texas;

**THENCE** North 00°15'00" West, for a distance of 1956.86 feet to a point for corner in the paved surface of Shiloh Road at the northwest corner of the above mentioned 6.271 acre tract (Tract Five), from which a 1/2" iron rod (found) in the monumented south right of way line of Shiloh Road bears South 00°15'00" East, a distance of 48.04 feet;

**THENCE** North 89°56'00" East, for a distance of 143.74 feet to a point for corner at the northeast corner of said 6.271 acre tract (Tract Five), and being the northwest corner of the above referenced 3.00 acre tract (Tract Four), and being located in the paved surface of Shiloh Road;

**THENCE** North 89°57'00" East, for a distance of 220.98 feet, with the north line of the above mentioned 3.00 acre tract (Tract Four) and with the north line of the above referenced 3.00 acre tract (Tract Three) to a point for corner at an angle break in same, and being located in the paved surface of said Shiloh Road;

**THENCE** South 89°29'00" East, for a distance of 253.75 feet, with the north line of the above mentioned 3.00 acre tract (Tract Three), and with the north line of the above referenced 3.00 acre tract (Tract Two), and with the north line of the above referenced 6.271 acre tract (Tract One) to a point for corner in same, and being the northwest corner of that certain called 5.481 acre tract of land described in a deed recorded in Instrument Number 20150100033030 of the Official Records of Smith County, Texas, and being located in the paved surface of Shiloh Road;

**THENCE** South 01°05'33" East, for a distance of 43.67 feet, with the west line of the above mentioned 5.481 acre tract to a 1/2" iron rod (found) at the northeast corner of that certain called 1.407 acre tract of land described in a deed recorded in Instrument Number 20100100001416, and being located in the monumented south right of way line of Shiloh Road;

**THENCE** South 89°34'07" West, for a distance of 310.68 feet to a 1/2" iron rod (found) at the northwest corner of the above mentioned 1.407 acre tract, and being located in the monumented south right of way line of Shiloh Road, and being an interior corner of the herein described tract;

**THENCE** South 01°05'13" East, for a distance of 200.90 feet to a 1/2" iron rod (found) at the southwest corner of said 1.407 acre tract, and being an interior corner of the herein described tract;

**THENCE** North 88°15'20" East, for a distance of 310.70 feet to a 1/2" iron rod (found) at the southeast corner of said 1.407 acre tract, and being an angle break in the west line of the above mentioned 5.481 acre tract of land, and being an angle break in the west line of Lot 1 of Shiloh Village Unit 1 as shown on plat recorded in Cabinet E, Slide 168-D;

**THENCE** South 04°52'57" West, for a distance of 696.96 feet to a 1/2" iron rod (found) at the southeast corner of said 3.00 acre tract (Tract Two), and being located in the west line of the above mentioned 6.271 acre tract (Tract One), and being an angle break in the west line of said 5.481 acre tract, and being an angle break in the west line of Lot 8 of Shiloh Village Unit 3 as shown on plat recorded in Cabinet E, Slide 274-D;

**PAGE 2 OF 2 – 14.640 ACRE TRACT**

**THENCE** West, with the south line of said 3.00 acre tract (Tract Two), and with the south line of said 3.00 acre tract (Tract Three), and with the south line of said 3.00 acre tract (Tract Four), for a distance of 419.93 feet to a 1/2" iron rod with cap marked "HALO 5984" (set) for the southwest corner of same, and being an interior corner of the herein described tract;

**THENCE** South for a distance of 1021.29 feet to a 1/2" iron rod with cap marked "HALO 5984" (set) for the southeast corner of said 6.271 acre tract (Tract Five), from which a 1/2" iron rod (found) bears South 02°21'53" West a distance of 3.80 feet;

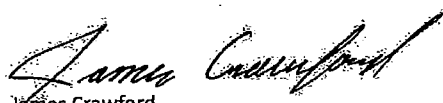
**THENCE** South 89°14'51" West, for a distance of 135.21 feet, back to the place of beginning and containing 14.640 acres of land, of which 0.670 of an acre lies within the monumented right of way of Shiloh Road, less and except all of that certain called 0.1647 of one acre described in a deed to the City of Tyler for street and right of way purposes as recorded in Volume 2333, Page 102.

Bearings are oriented to the west line of that certain called 6.271 acre tract of land (Tract Five) as described in a deed recorded in Volume 3637, Page 69 of the Deed Records of Smith County, Texas.

See Plat of Survey prepared even date.

I, James Crawford, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my supervision during the months of March and April, 2017.

**GIVEN UNDER MY HAND AND SEAL**, this the 25th day of April, 2017.

  
James Crawford  
Registered Professional  
Land Surveyor No. 5984

