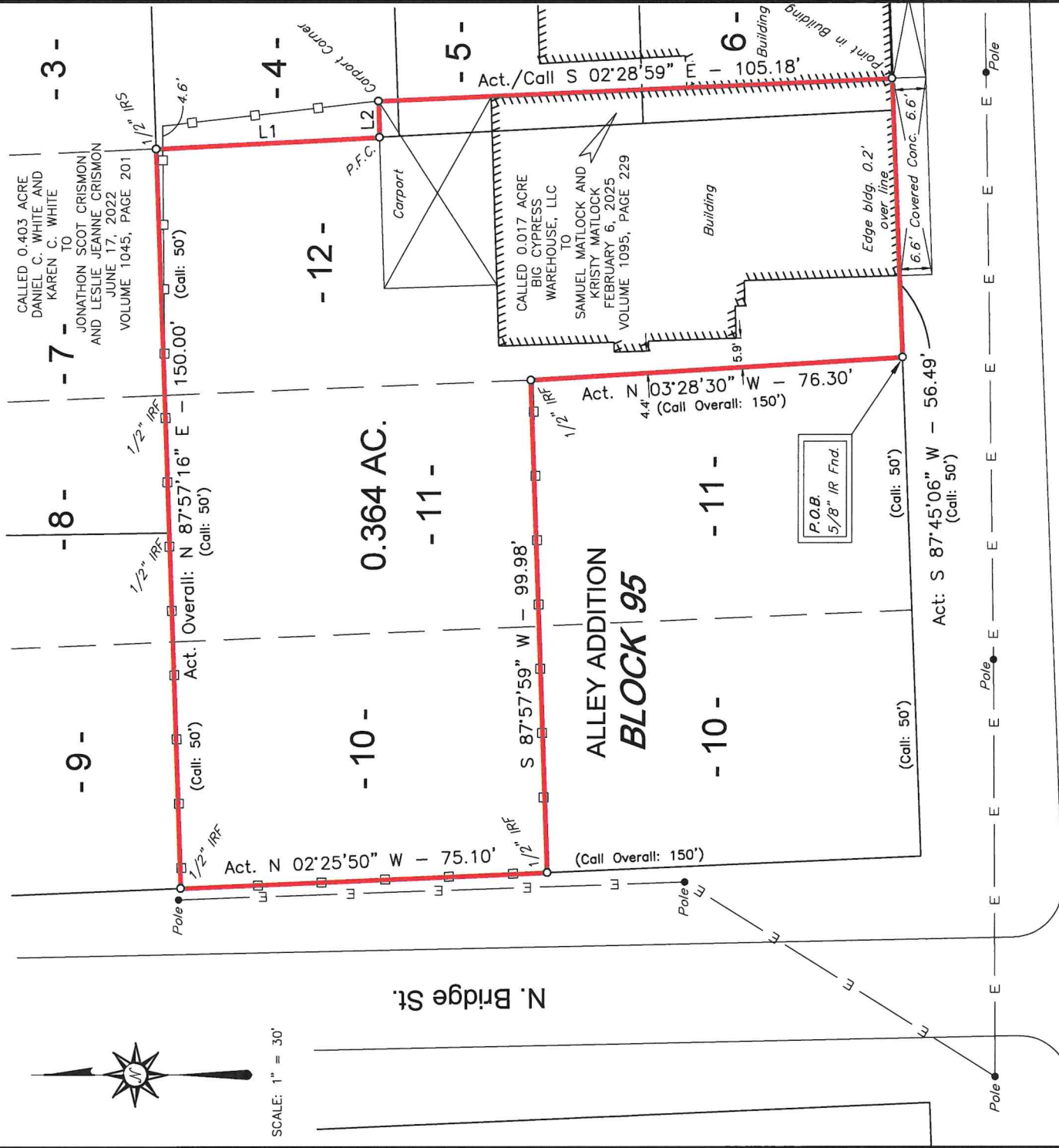


PLAT OF SURVEY
S. SMITH SURVEY
A-345



NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

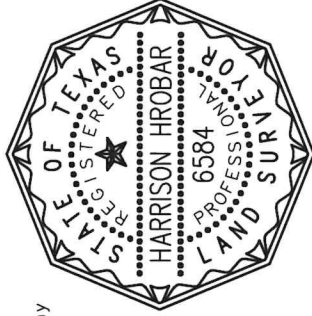
NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83)

I, Harrison Hrobar, do hereby state that this plat represents a survey made on the ground under my supervision during the month of December, 2023.

GIVEN UNDER MY HAND & SEAL, this the
18th day of February, 2025.

HARRISON HROBAR - R.P.L.S. No. 6584



PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
373 W. Main, Van, TX 75790 - Phone: (903) 963-2333

LEGEND

Wood Privacy Fence		IRON ROD SET
Powerline		IRON ROD FOUND
Chain Link Fence		

PLAT OF SURVEY
0.364 AC. LOCATED IN THE
S. SMITH SURVEY, A-345
MARION COUNTY, TEXAS

DRAWN BY: HH	SCALE: 1" = 30'
SURVEYED BY: JH	REF: KOSER
DATE: 2-18-2025	FILE NO: 3984D.DWG

State Highway 49 (E. Broadway St.)

LINE	BEARING	DISTANCE
L1	S 02°56'56" E	46.00'
L2	N 88°09'59" E	7.35'



JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

373 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

0.364 ACRES

All that certain lot, tract or parcel of land located within the S. Smith Survey, Abstract No. 345 of Marion County, Texas, being all of Lot No. 12 and the North 1/2 of Lots 10 and 11, Block 95, of the Alley Addition to the City of Jefferson as shown on plat recorded in Cabinet B, Slide 29 of the Plat Records of Marion County, Texas and all of called 0.017 acre tract described in a deed from Big Cypress Warehouse, LLC to Samuel Matlock and Kristy Matlock, dated February 6, 2025 and recorded in Volume 1095, Page 229 of the Official Public Records of Marion County, Texas, and this 0.364 acre tract being more fully described as follows:

BEGINNING at a 5/8" Iron Rod Found for the Southwest corner of said Lot 12, being the Southeast corner of Lot 11, Block 95 of said Alley Addition, and being in the North line of State Highway 49;

THENCE North 03°28'30" West, a distance of 76.30 feet along the common line of said Lot 11 and said Lot 12 to a 1/2" Iron Rod Found in same for an ell corner of this tract;

THENCE South 87°57'59" West, a distance of 99.98 feet across said Lot 10 and said Lot 11 to a 1/2" Iron Rod Found in the West line of said Lot 10 and being in the East line of North Bridge Street;

THENCE North 02°25'50" West, a distance of 75.10 feet along the common line of said Lot 10 and said North Bridge Street to a 1/2" Iron Rod Found at the Northwest corner of said Lot 10 and being the Southwest corner of Lot 9, Block 95 of said Alley Addition;

THENCE North 87°57'16" East, a distance of 150.00 feet along the North line of said Lot 10, said Lot 11, and said Lot 12 to a 1/2" Iron Rod Set at the Northeast corner of said Lot 12 and being the Northwest corner of Lot 4, Block 95 of said Alley Addition;

THENCE South 02°56'56" East, a distance of 46.00 feet along the common line of said Lot 12 and said Lot 4 to a Point For Corner in a Carport for the Northwest corner of said called 0.017 acre tract;

THENCE North 88°09'59" East, a distance of 7.35 feet along the North line of said called 0.17 acre tract to a Point in a Carport Corner for the Northeast corner of same;

THENCE South 02°28'59" East, a distance of 105.18 feet along the East line of said called 0.017 acre tract to a Point in a building for the Southeast corner of same and being in the North line of said State Highway 49;

0.364 ACRES
Page 2 of 2

THENCE South 87°45'06" West, a distance of 56.49 feet along the South line of said called 0.017 acre tract and said Lot 12 to the POINT OF BEGINNING AND CONTAINING 0.364 ACRES OF LAND.

See Map No. 3984D prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83). I, Harrison Hrobar, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of December, 2023.

GIVEN UNDER MY HAND & SEAL, this the 18 day of February, 2025.



Harrison Hrobar
Registered Professional Land Surveyor
State of Texas No. 6584

