



86.53 AC Former Greenhouse & Nursery Facility

11888 CR 345 | Winona, TX

 **JLL** SEE A BRIGHTER WAY

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The Property

11888 CR 345 is located in Winona, TX just northeast of Tyler, TX. It operates as a former Greenhouse and Nursery Facility and boasts 86.53 AC of space for agricultural industry in the East Texas area.



Photos



BOUNDARY SURVEY
186425
186425

LEGAL DESCRIPTION

TRACT 1:
BEING 86.527 ACRES OF LAND SITUATED IN THE JAMES HOPE SURVEY, A-461, ELIJAH P. ROBINSON SURVEY, A-841 AND THE LOUIS VELAARD SURVEY, A-1005, SMITH COUNTY, TEXAS, BEING ALL OF THAT CALLED 27.245 ACRES OF LAND (TRACT 1), ALL OF THAT CALLED 22.966 ACRES OF LAND (TRACT 2), ALL OF THAT CALLED 30 FOOT ROAD EASEMENT (TRACT 3), ALL OF THAT CALLED 2.619 ACRES OF LAND (TRACT 4), ALL OF THAT CALLED 10.454 ACRES OF LAND (TRACT 5), AND ALL OF THAT CALLED 23.170 ACRES OF LAND (TRACT 6), ALL BEING DESCRIBED IN A DEED TO TMA, INC. RECORDED IN VOLUME 7332, PAGE 212 OF THE OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS, SAID 86.527 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A 60-D NAIL FOUND IN COUNTY ROAD NO. 345 (A.K.A JOHNSON ROAD) FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT 6, AND BEING AN ANGLE BREAK IN THE SOUTH LINE OF A CALLED 4.996 ACRE TRACT DESCRIBED IN A DEED TO DANIEL M. PITTMAN, JR. RECORDED IN CLERK'S FILE NO. 2009-RO0050792, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE IN THE OCCUPIED NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 345 BEARS NORTH 22°24'18" WEST A DISTANCE OF 27.17 FEET SAID BEGINNING POINT HEREIN DESCRIBED HAS A NORTH CENTRAL COORDINATE VALUE OF (X = 2,983,427.206), (Y = 6,877,463.022);

THENCE: SOUTH 15°44'10" EAST, WITH THE NORTHERLY EAST LINE OF TRACT 6, A DISTANCE OF 229.50 FEET TO A 6" ROUND FENCE CORNER POST FOUND FOR AN INNER ELL CORNER OF THIS TRACT, SAME BEING AN INNER ELL CORNER OF TRACT 6, AND BEING THE MOST WESTERLY SOUTHWEST CORNER OF A CALLED 42.853 ACRE TRACT DESCRIBED IN A DEED TO JIMMY JOHNSON, ET AL RECORDED IN CLERK'S FILE NO. 2010-RO0007623;

THENCE: NORTH 80°06'09" EAST, WITH THE EASTERLY NORTH LINE OF TRACT 6 AND ALONG A BARB WIRE FENCE, A DISTANCE OF 353.23 FEET TO A 6" ROUND FENCE CORNER POST FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT, SAME BEING AN INNER ELL CORNER OF JOHNSON'S 42.853 ACRE TRACT, SAME BEING IN THE RECOGNIZED EAST LINE OF THE ELIJAH P. ROBINSON SURVEY, A-841 AND BEING IN THE RECOGNIZED WEST LINE OF THE MARY SUMPTER SURVEY, A-867;

THENCE: SOUTH 01°42'36" EAST, WITH THE EAST LINE OF TRACT 6 AND WITH SAID SURVEY LINE, A DISTANCE OF 851.77 FEET TO A 7" ROUND FENCE CORNER POST FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE RECOGNIZED SOUTHEAST CORNER OF THE ELIJAH P. ROBINSON SURVEY, AND BEING THE RECOGNIZED NORTHEAST CORNER OF THE JAMES HOPE SURVEY, A-461;

THENCE: SOUTH 88°13'29" WEST, WITH THE SOUTH LINE OF TRACT 6, AND WITH SAID SURVEY LINE, A DISTANCE OF 846.79 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF ABOVE REFERENCED TRACT 5, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 6 AND THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT 4, BEARS SOUTH 88°10'30" WEST A DISTANCE OF 323.35 FEET;

THENCE: SOUTH 01°44'57" EAST, WITH THE NORTHERLY EAST LINE OF TRACT 5, A DISTANCE OF 388.73 FEET TO A 1/2" IRON ROD SET NEAR A FENCE CORNER FOR AN INNER ELL CORNER OF THIS TRACT;

THENCE: NORTH 89°01'34" EAST, WITH THE EASTERLY NORTH LINE OF TRACT 5, A DISTANCE OF 199.80 FEET TO A 1/2" IRON ROD SET FOR THE MOST EASTERLY NORTHEAST CORNER OF TRACT 5, FROM WHICH A 1/2" GALVANIZED PIPE FOUND NEAR A FENCE CORNER BEARS NORTH 04°32'51" WEST A DISTANCE OF 7.68 FEET;

THENCE: SOUTH 02°56'55" EAST, WITH THE EAST LINE OF TRACT 5 AND GENERALLY ALONG A BARBWIRE FENCE, A DISTANCE OF 532.45 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 5, AND BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT 2, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF TRACT 2, AND BEING THE MOST EASTERLY NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT NO. 1, BEARS SOUTH 88°17'33" WEST A DISTANCE OF 440.40 FEET;

THENCE: SOUTH 03°00'29" EAST, WITH THE EAST LINE OF TRACT 2, A DISTANCE OF 2,271.62 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF TRACT 2, AND BEING IN THE NORTH LINE OF A CALLED 61.342 ACRE TRACT DESCRIBED IN A DEED TO DEWELL DOBBS RECORDED IN VOLUME 1894, PAGE 100 OF THE DEED RECORDS OF SMITH COUNTY, TEXAS;

THENCE: SOUTH 87°40'36" WEST, WITH THE SOUTH LINE OF TRACT 2 AND WITH THE NORTH LINE OF DOBBS 61.342 ACRE TRACT, A DISTANCE OF 439.91 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 2 AND BEING THE SOUTHWEST CORNER OF TRACT 1;

THENCE: SOUTH 87°48'18" WEST, WITH THE SOUTH LINE OF TRACT 1 AND CONTINUING WITH THE NORTH LINE OF DOBBS 61.342 ACRE TRACT, A DISTANCE OF 429.06 FEET TO A 1/2" (CRIMPED) IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF TRACT 1, SAME BEING THE NORTHWEST CORNER OF DOBBS 61.342 ACRE TRACT, AND BEING IN THE EAST LINE OF A CALLED 75.000 SORE TRACT DESCRIBED IN A DEED TO LARRY BALLOCK, ET AL RECORDED IN CLERK'S FILE NO. 2007-RO0025103;

THENCE: NORTH 01°59'25" WEST, WITH THE WEST LINE OF TRACT 1 AND WITH THE EAST LINE OF BALLOCK'S 75.000 ACRE TRACT, A DISTANCE OF 844.88 FEET TO A FLAT IRON FOUND FOR THE NORTHEAST CORNER OF BALLOCK'S 75.000 ACRE TRACT;

THENCE: NORTH 02°37'52" WEST, CONTINUING WITH THE WEST LINE OF TRACT 1, A DISTANCE OF 2,359.83 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF TRACT 1, SAME BEING IN THE RECOGNIZED NORTH LINE OF THE JAMES HOPE SURVEY, AND BEING IN THE RECOGNIZED SOUTH LINE OF THE JEREMIAH SPLAWN SURVEY, A-885;

THENCE: NORTH 88°39'05" EAST, WITH THE NORTH LINE OF TRACT 1, A DISTANCE OF 157.60 FEET TO A 1/2" IRON ROD SET FOR AN INNER ELL CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF TRACT 1, SAME BEING THE NORTHWEST CORNER OF TRACT 5, SAME BEING THE SOUTHWEST CORNER OF TRACT 4, SAME BEING AN ANGLE BREAK IN THE WEST LINE OF THE ABOVE REFERENCED 30 FOOT ROAD EASEMENT, SAME BEING THE RECOGNIZED SOUTHWEST CORNER OF THE JEREMIAH SPLAWN SURVEY, AND BEING THE RECOGNIZED SOUTHWEST CORNER OF THE ELIJAH P. ROBINSON SURVEY, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 4 AND THE SOUTHWEST CORNER OF TRACT 6 BEARS NORTH 88°39'05" EAST A DISTANCE OF 167.11 FEET;

THENCE: NORTH 01°10'08" WEST, WITH THE WEST LINE OF TRACT 4, WITH THE WEST LINE OF SAID 30 FOOT ROAD EASEMENT AND WITH SAID SURVEY LINE, A DISTANCE OF 466.49 FEET TO A PK NAIL SET IN COUNTY ROAD NO. 345 FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF TRACT 4, SAME BEING THE SOUTHWEST CORNER OF A CALLED 34.608 ACRE TRACT DESCRIBED IN A DEED TO GEORGE E. MCGAHEY RECORDED IN CLERK'S FILE NO. 2009-RO0048826, FROM WHICH A PK NAIL FOUND FOR REFERENCE BEARS NORTH 67°03'26" WEST A DISTANCE OF 8.00 FEET, AND FROM SAID PK NAIL FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, A 1/2" IRON ROD FOUND FOR REFERENCE IN THE OCCUPIED NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 345 BEARS NORTH 13°20'23" WEST A DISTANCE OF 42.18 FEET;

THENCE: NORTH 67°24'34" EAST, WITH THE NORTH LINE OF TRACT 4 AND WITH SAID COUNTY ROAD NO. 345, A DISTANCE OF 172.10 FEET TO A 60-D NAIL FOUND FOR THE NORTHEAST CORNER OF TRACT 4, AND BEING THE NORTHWEST CORNER OF TRACT 6, FROM WHICH A 1/2" IRON ROD FOUND IN THE OCCUPIED NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 345 BEARS NORTH 22°07'35" WEST A DISTANCE 36.10 FEET;

THENCE: NORTH 67°04'30" EAST, WITH THE NORTH LINE OF TRACT NO. 6, A DISTANCE OF 820.43 FEET TO THE POINT OF BEGINNING CONTAINING 86.527 ACRES OF LAND.

75.000 ACRES SORE TRACT PER DEED TO LARRY BALLOCK FILE NO. 2007-RO0025103

61.342 ACRES PER DEED TO DEWELL DOBBS VOL. 1894, PG. 100 S.C.D.R.

34.608 ACRE TRACT PER DEED TO GEORGE E. MCGAHEY FILE NO. 2009-RO0048826

4.996 ACRES PER DEED TO DANIEL M. PITTMAN, JR. FILE NO. 2009-RO0050792 S.C.O.P.R.

86.527 ACRES CALLED 86.454 ACRES TRACT 1 (TITLE DESCRIPTION) PER DEED TO TMA, INC. VOL. 7332, PG. 212 S.C.O.P.R.

42.853 ACRES JOHNSON'S TRACT FILE NO. 2010-RO0007623 VOL. 7332, PG. 212 S.C.O.P.R.

30 ft. Easement: Waiver of ingress and egress executed by Sunbelt Nursery Group, recorded in Volume 2679, Page 871, Deed Records of Smith County, Texas.

30 ft. Easement as reserved in Warranty Deed executed by Gary H. Woodring to Bradley J. Simmons, recorded in Volume 2548, Page 112, Deed Records of Smith County, Texas.

APPROXIMATE LOCATION OF FLOOD PLAIN LINE BASED ON GRAPHIC PLOTTING ONLY

APPROXIMATE LOCATION OF HARRIS CREEK TRIBUTARY I BASED ON GRAPHIC PLOTTING ONLY

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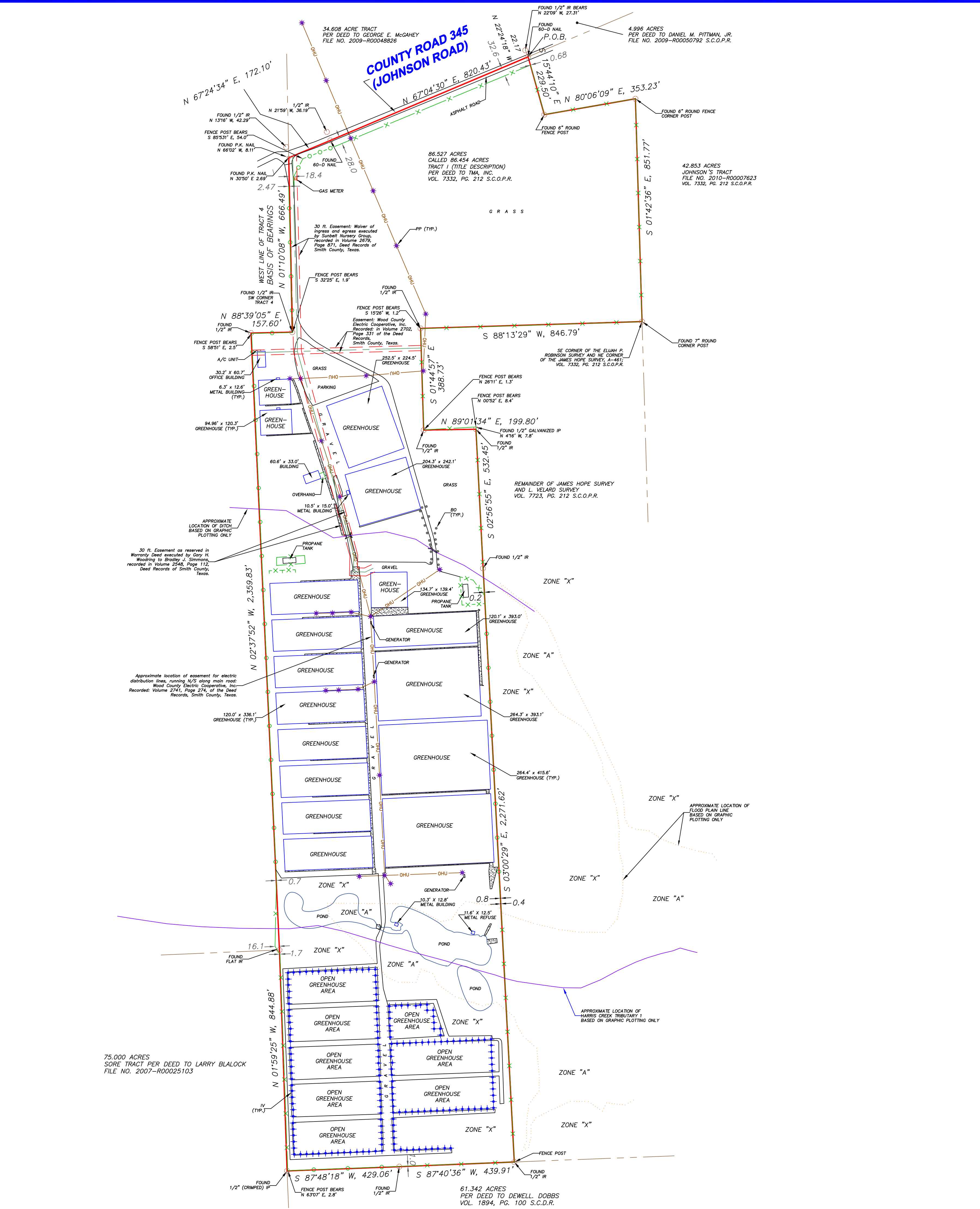
APPROXIMATE LOCATION OF FLOOD PLAIN LINE BASED ON GRAPHIC PLOTTING ONLY

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SCHEDULE B EXCEPTIONS

- Easement, Wood County Electric Cooperative, Inc. Recorded in Volume 2702, Page 331 and Volume 2741, Page 274, of the Deed Records, Smith County, Texas. (SHOWN ON SURVEY)
- Easement as reserved in Warranty Deed executed by Gary H. Woodring to Bradley J. Simmons, recorded in Volume 2548, Page 112, Deed Records of Smith County, Texas. (SHOWN ON SURVEY)
- Easement as reserved in Warranty Deed executed by Gary H. Woodring to Bradley J. Simmons, recorded in Volume 2546, Page 486, Deed Records of Smith County, Texas. Document provided does not pertain to survey.
- Waiver of ingress and egress executed by Sunbelt Nursery Group, recorded in Volume 2679, Page 871, Deed Records of Smith County, Texas. (SHOWN ON SURVEY)

RESIDENTIAL LAND SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No: 405-253-2444
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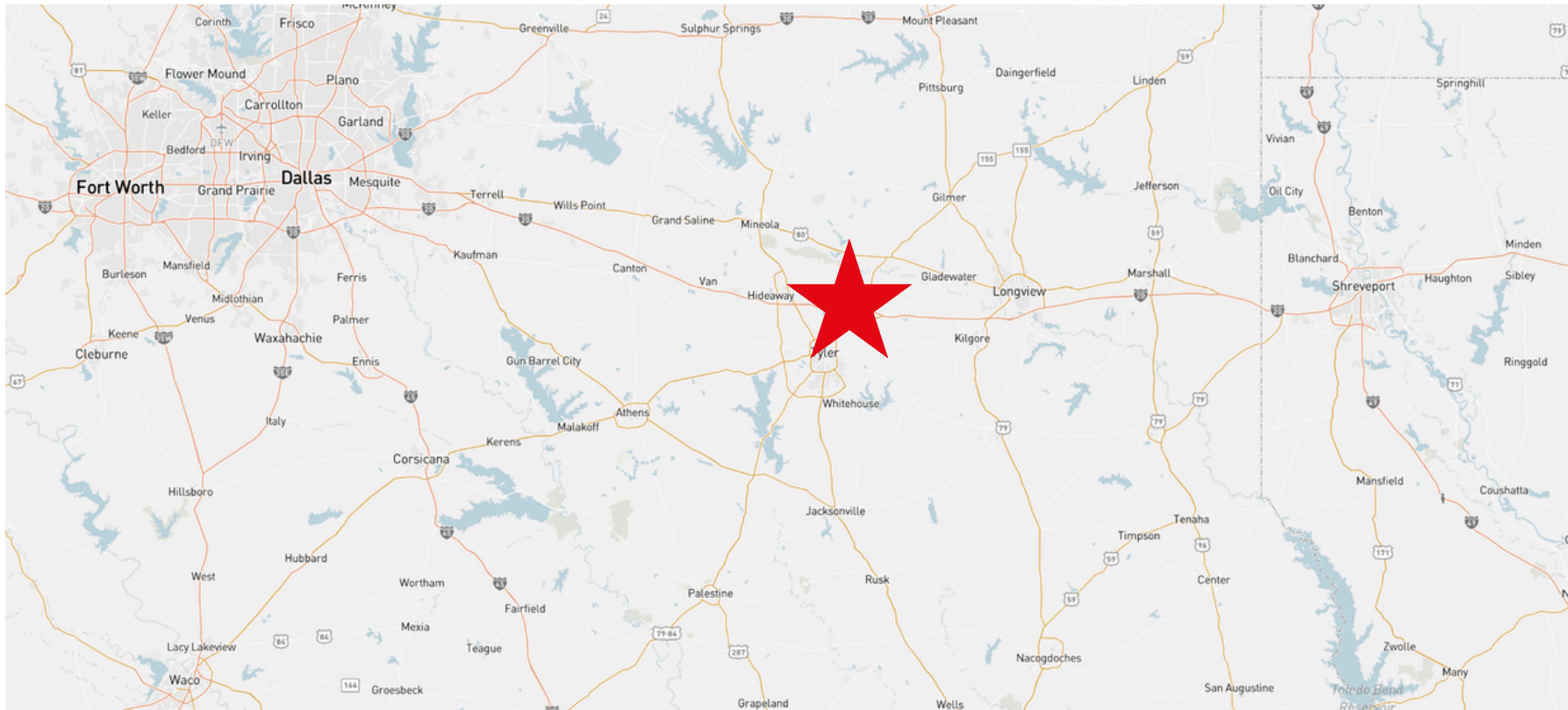
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Form No. 12-12-14

RESIDENTIAL LAND SERVICES
FORM 6773

SURVEYOR'S CERTIFICATE
I, JOSEPH L. ROEDDER, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5727, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS PRESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL SURVEYORS.

NOT VALID WITHOUT AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

Reviewed & Accepted by: _____ Date: _____



JLL

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