



SURVEYED 17.677 ACRES
J. GILLESPIE SURVEY, A-379
SMITH COUNTY, TEXAS
J21-0527

April 12th, 2021

Field Note description for a 17.677 acre tract being located in the J. GILLESPIE Survey, Abstract No. 379, Smith County, Texas, and being part of a called 19.067 acre tract conveyed to Michael York as described and recorded in Document No. 201200047030 of the Deed Records Smith County, Texas. Said 17.677 acre tract to be more particularly described as follows.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a 1/2" Iron Rod found for the Northwest corner of herein described tract, same being the Northeast corner of a called 7.203 acre tract conveyed to Vaughn Welch as described and recorded in Volume 1259, Page 464, being on the South Right-of-Way of State Highway No. 31;

THENCE North 74 deg. 34 min. 10 sec. East with the South Right-of-Way of State Highway No. 31 a distance of 75.04 feet to a Concrete Monument found for an angle break of herein described tract;

THENCE North 62 deg. 56 min. 23 sec. East with the South Right-of-Way of State Highway No. 31 a distance of 226.09 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

THENCE South 28 deg. 14 min. 14 sec. East across said 19.067 acre tract a distance of 312.01 feet to a 1/2" Iron Rod found for an ell corner of herein described tract;

THENCE North 70 deg. 01 min. 02 sec. East across said 19.067 acre tract a distance of 110.59 feet to a 1/2" Iron Rod found for the East corner of herein described tract, being in the West line of a called 2.317 acre tract conveyed to Barry G Swanson and Lisa A Swanson as described and recorded in Document No. 201300050538;

THENCE South 02 deg. 13 min. 58 sec. East with the West line of said 2.317 acre tract a distance of 1,346.70 feet to a 1/2" Iron Rod found for the Southeast corner of herein described tract, same being the Southwest corner of a called 4.63 acre tract conveyed to Molly Jo Wyatt as described and recorded in Volume 3569, Page 591, being in the North line of a called 24.065 acre tract conveyed to Kirk Story and Cindy Story as described and recorded in Document No. 2007-00030613;

THENCE South 88 deg. 42 min. 44 sec. West with the North line of said 24.065 acre tract a distance of 408.07 feet to a 1/2" Iron Rod found for an angle break of herein described tract, same being the Northwest corner of a called 10.000 acre tract conveyed to Harold Edward McGowen, IV and Lauren Michelle McGowen as described and recorded in Document No. 20140100053572, same being the Northeast corner of a called 15.000 acre tract conveyed to Roger W Goodsell, Jr. and Belinda W. Goodsell as described and recorded in Volume 1663, Page 281,;

THENCE South 86 deg. 10 min. 07 sec. West with the North line of said 15.000 acre tract a distance of 121.92 feet to a 1/2" Iron Rod found for the Southwest corner of herein described tract, same being the Southeast corner of said 7.203 acre tract;

THENCE North 01 deg. 51 min. 49 sec. West with the East line of said 7.203 acre tract a distance of 1,478.05 feet to the **POINT OF BEGINNING AND CONTAINING 17.677 ACRES OF LAND.**

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in April, 2021, and is being submitted along with a Plat of said tract herein described.

Casey Jordan
Registered Professional Land Surveyor
State of Texas No. 6789

