



9097 COUNTY ROAD 2193  
WHITEHOUSE, TEXAS 75791  
(903) 570-0857  
TBPELS FIRM NO. 10194259

**METES AND BOUNDS DESCRIPTION**  
**12.959 ACRES OF LAND**  
**GEORGE BARTEE SURVEY, ABSTRACT NO. 142**  
**SMITH COUNTY, TEXAS**

**BEING** 12.959 acres of land situated in the George Bartee Survey, Abstract No. 142, Smith County, Texas, being all of that certain called 13.056 acre tract of land referenced as Tract Four described in a warranty deed from Bruce Tim Brookshire and Britton Parker Brookshire to Britton Parker Brookshire as trustee of the Britton Parker Brookshire Residuary Trust, as recorded in Instrument Number 2011-R00008771 of the Official Records of Smith County, Texas, said 12.959 acres of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a type 1 concrete right-of-way monument (found broken) at the southwest corner of the above mentioned 13.056 acre tract, and being located in the north right-of-way line of County Road 1134, also known as old State Highway 31, and being the southwest corner of the herein described tract;

**THENCE** North 00°34'40" West, for a distance of 183.57 feet to a type 1 concrete right-of-way monument (found) at the northwest corner of the above mentioned 13.056 acre tract, and being located in the south right-of-way line of State Highway 31 W. (variable width right-of-way), and being the northwest corner of the herein described tract;

**THENCE** North 65°19'48" East, for a distance of 263.67 feet to a type 1 concrete right-of-way monument (found) at an angle break in the north line of said 13.056 acre tract, and being located in the south right-of-way line of the above mentioned State Highway 31 W., and being an angle break in the north line of the herein described tract;

**THENCE** North 62°05'24" East, for a distance of 100.36 feet to a type 1 concrete right-of-way monument (found) at an angle break in the north line of said 13.056 acre tract, and being located in the south right-of-way line of said State Highway 31 W., and being an angle break in the north line of the herein described tract;

**THENCE** North 64°52'17" East, for a distance of 398.84 feet to a type 1 concrete right-of-way monument (found broken) at an angle break in the north line of said 13.056 acre tract, and being located in the south right-of-way line of said State Highway 31 W., and being an angle break in the north line of the herein described tract;

**THENCE** North 67°41'33" East, for a distance of 501.20 feet to a type 1 concrete right-of-way monument (found) at an angle break in the north line of said 13.056 acre tract, and being located in the south right-of-way line of said State Highway 31 W., and being an angle break in the north line of the herein described tract;

**THENCE** North 76°23'54" East, for a distance of 286.92 feet to a type 1 concrete right-of-way monument (found broken) at the northeast corner of said 13.056 acre tract, and being located at the intersection of the south right-of-way line of said State Highway 31 W. and the west right-of-way line of Farm-to-Market 2661 (variable width right-of-way), and being the northeast corner of the herein described tract;

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**THENCE** South 07°55'30" East, for a distance of 383.59 feet to a type 1 concrete right-of-way monument (found broken) at an angle break in the east line of said 13.056 acre tract, and being located in the west right-of-way line of the above mentioned Farm-to-Market 2661, and being an angle break in the east line of the herein described tract;

**THENCE** South 00°03'46" West, for a distance of 100.01 feet to a type 1 concrete right-of-way monument (found broken) at the southeast corner of said 13.056 acre tract, and being located at the intersection of the west right-of-way line of said Farm-to-Market 2661 and the north right-of-way line of the above mentioned County Road 1134, and being the southeast corner of the herein described tract;

**THENCE** South 63°02'36" West, for a distance of 112.50 feet to a type 1 concrete right-of-way monument (found) at an angle break in the south line of said 13.056 acre tract, and being located in the north right-of-way line of said County Road 1134, and being an angle break in the south line of the herein described tract;

**THENCE** South 80°17'00" West, for a distance of 1402.72 feet, back to the place of beginning and containing 12.959 acres of land.

Bearings are oriented to the monumented south line of that certain called 13.056 acre tract of land referenced as Tract Four described in a warranty deed to Britton Parker Brookshire as trustee of the Britton Parker Brookshire Residuary Trust, as recorded in Instrument Number 2011-R00008771 of the Official 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 January and February, 2022.

**GIVEN UNDER MY HAND AND SEAL**, this the 25th day of February, 2022.

  
James Crawford  
Registered Professional  
Land Surveyor No. 5984

