



13621 HWY. 110 S.
TYLER, TX 75707
(903) 939-8860
FIRM ID 10122800

PAGE 1 OF 4
METES AND BOUNDS DESCRIPTION FOR
72.00 ACRES OF LAND
PEDRO DEL RIO, ABSTRACT No. 19
SMITH COUNTY, TEXAS

BEING 72.00 acres of land situated in the Pedro Del Rio League, Abstract Number 9, of Smith County, Texas and being all of the of that certain called 72.699 acre tract of land, as described in a deed, recorded in Instrument Number 20180100044967 of the Deed Records of Smith County, Texas, said 72.00 acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod (found) for the southwest corner of the above referenced 72.699 acre tract of land, same being the southeast corner of that certain called 2.26 acre tract of land, as described in a deed, recorded in Instrument Number 20190100022750, and being located in the occupied north right-of-way of County Road 41;

THENCE North 03°01'39" East, for a distance of 327.26 feet, to a 1/2 inch iron rod (found), for an interior corner of the above mentioned 72.699 acre tract of land, same being the northeast corner of the above mentioned 2.26 acre tract of land;

THENCE South 86°43'27" West, for a distance of 302.75 feet, to a 1/2 inch iron rod (found), for a west corner of said 72.699 acre tract of land, same being the northwest corner of said 2.26 acre tract of land, and being located in the east boundary line of that certain called 0.978 of an acre tract of land, as described in a deed, recorded in Instrument Number 2007-R00048329;

THENCE North 03°31'02" East, for a distance of 30.99 feet to a 1/2 inch iron rod (found), for a west corner of said 72.699 acre tract of land, same being a north corner of the above mentioned 0.978 of an acre tract of land, and being located in the east boundary line of that certain called 12.880 acre tract of land, as described in a deed, recorded in Volume 3379, Page 511;

THENCE North 32°36'31" East, for a distance of 147.96 feet to a 1/2 inch iron rod (found) for a west corner of said 72.699 acre tract of land, same being the northeast corner of the above mentioned 12.880 acre tract of land;

THENCE North 74°41'43" West, for a distance of 506.79 feet to a fence corner post (found) for a northerly southwest corner of said 72.699 acre tract of land, same being the north boundary line of said 12.880 acre tract of land, and being the southeast corner of that certain called 20.074 acre tract of land, as described in a deed, recorded in Instrument Number 2011-R00012328;

THENCE North 01°48'41" West, at a distance of 1318.70 feet, pass a 1/2 inch iron rod (found), with plastic cap marked "4038", for the northeast corner of the above mentioned 20.074 acre tract of land, same being the southeast corner of that certain called 15.773 acre tract of land described as Less and Except, in a deed, recorded in Volume 7662, Page 257, and continue for a total distance of 2300.68 feet to a point for corner in the centerline of Cooks Creek for the northwest corner of said 72.699 acre tract of land, same being the northeast corner of the above mentioned 15.773 acre tract of land, and being located in the south boundary line of that certain called 13.175 acre tract of land, as described in a deed, recorded in Volume 3007, Page 209;

THENCE with the centerline of the above mentioned Cooks Creek and its meanders as follows:

THENCE North 51°54'25" East, for a distance of 21.30 feet, to a point for corner;

PAGE 2 OF 4 – 72.00 ACRES

THENCE South 78°31'41" East, for a distance of 88.21 feet, to a point for corner;

THENCE North 52°15'32" East, for a distance of 24.05 feet, to a point for corner;

THENCE North 74°16'45" East, for a distance of 30.51 feet, to a point for corner;

THENCE North 63°25'19" East, for a distance of 66.92 feet, to a point for corner;

THENCE North 87°20'59" East, for a distance of 32.64 feet, to a point for corner;

THENCE North 83°13'10" East, for a distance of 20.96 feet, to a point for corner;

THENCE South 58°14'24" East, for a distance of 16.32 feet, to a point for corner;

THENCE South 73°20'25" East, for a distance of 29.63 feet, to a point for corner;

THENCE North 69°17'14" East, for a distance of 20.39 feet, to a point for corner;

THENCE North 77°37'04" East, for a distance of 42.74 feet, to a point for corner;

THENCE North 59°39'01" East, for a distance of 39.47 feet, to a point for corner;

THENCE North 72°55'32" East, for a distance of 30.41 feet, to a point for corner;

THENCE North 88°02'40" East, for a distance of 23.37 feet, to a point for corner;

THENCE South 29°33'00" East, for a distance of 12.19 feet, to a point for corner;

THENCE South 61°42'59" East, for a distance of 12.63 feet, to a point for corner;

THENCE North 83°50'35" East, for a distance of 14.61 feet, to a point for corner;

THENCE North 67°34'57" East, for a distance of 65.25 feet, to a point for corner;

THENCE South 67°33'36" East, for a distance of 16.22 feet, to 1/2 inch iron rod (found) for a north corner of said 72.699 acre tract of land, same being the southeast corner of that certain called 8.272 acre tract of land, as described in a deed, recorded in Volume 4482, Page 47, and being the southwest corner of that certain called 8.001 acre tract of land, described as Exhibit A in a deed, recorded in Volume 7423, Page 459;

THENCE North 84°45'02" East, for a distance of 25.89 feet, to a point for corner;

THENCE South 05°23'02" East, for a distance of 34.36 feet, to a point for corner;

THENCE South 23°28'25" West, for a distance of 30.77 feet, to a point for corner;

THENCE South 49°57'34" East, for a distance of 72.65 feet, to a point for corner;

THENCE South 01°05'36" West, for a distance of 25.17 feet, to a point for corner;

THENCE South 35°41'45" East, for a distance of 19.21 feet, to a point for corner;

THENCE South 74°52'03" East, for a distance of 41.36 feet, to a point for corner;

THENCE North 74°33'34" East, for a distance of 35.57 feet, to a point for corner;

PAGE 3 OF 4 – 72.00 ACRES

THENCE North 67°18'31" East, for a distance of 31.30 feet, to a point for corner;

THENCE South 38°52'18" East, for a distance of 95.57 feet, to a point for corner;

THENCE South 84°55'14" East, for a distance of 118.30 feet, to a point for corner;

THENCE South 56°11'06" East, for a distance of 46.75 feet, to a point for corner;

THENCE South 73°40'49" East, for a distance of 45.62 feet, to a point for corner;

THENCE South 58°56'51" East, for a distance of 38.28 feet, to a point for corner;

THENCE South 35°06'17" East, for a distance of 9.78 feet, to a point for corner;

THENCE South 01°56'09" East, for a distance of 21.23 feet, to a point for corner;

THENCE South 23°36'39" East, for a distance of 18.56 feet, to a point for corner;

THENCE South 85°57'20" East, for a distance of 36.49 feet, to a point for corner;

THENCE South 66°30'38" East, for a distance of 28.07 feet, to a point for corner;

THENCE South 32°22'05" East, for a distance of 53.15 feet, to a point for corner;

THENCE South 59°26'23" East, for a distance of 83.71 feet, to a point for corner;

THENCE South 38°33'59" East, for a distance of 19.09 feet, to a point for corner;

THENCE South 63°12'44" East, for a distance of 9.32 feet, to a point for corner for the northeast corner of said 72.699 acre tract of land, same being the south boundary line of that certain called 16.25 acre tract of land, as described in a deed, recorded in Volume 5101, Page 115, also being the northwest corner of that certain called 146.213 acre tract of land, as described in a deed recorded in Instrument Number 20160100014335, and being the northeast corner of that certain called 28 feet wide tract of land, described as Second Tract in a deed, recorded in Volume 5101, Page 115;

THENCE South 02°16'37" East, at a distance of 1214.13 feet, pass a 1/2 inch iron rod (found), with plastic cap marked "4038", 30.21 feet left, for the northwest corner of that certain called 11.379 acre tract of land, as described in a deed, recorded in Instrument Number 20160100017923, at a distance of 2278.20 feet pass a 1/2 inch iron rod (found), with plastic cap marked "COWAN" and continue for a total distance of 2291.18 feet to a fence corner (found), for a northerly southeast corner of said 72.699 acre tract of land, same being the west boundary line of the above mentioned 146.213 acre tract of land, also being the northeast corner of that certain called 1 acre tract of land as described in a deed recorded in Volume 6769, Page 246, and being located in the east boundary line of the above mentioned 28 feet wide tract;

THENCE South 87°18'48" West, for a distance of 208.33 feet, to a 1/2 inch iron rod (found), for an interior corner of said 72.699 acre tract of land, same being the northwest corner of the above mentioned 1 acre tract of land;

THENCE South 02°10'29" East, for a distance of 221.74 feet, to a fence corner (found), for the southeast corner of said 72.699 acre tract of land, same being the southwest corner of the above mentioned 1 acre tract of land, and being located in the occupied north right-of-way of the above mentioned County Road 41;

THENCE South 87°29'36" West, for a distance of 364.33 feet, back to the place of beginning and containing 72.00 acres of land.

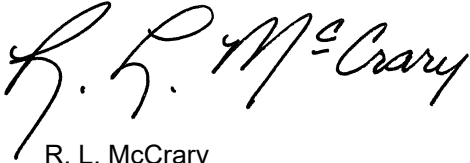
PAGE 4 OF 4 – 72.00 ACRES

Bearings, distances, and coordinates are based on the Texas Coordinate System, North Central Zone, North American Datum of 1983 and was derived from GPS observations using the Allterra Network and from OPUS solutions. The values were collected in the North America Datum of 1983 (2011) using Geoid 12-B.

See "Plat of Survey", prepared even date.

I, R. L. McCrary, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground under my supervision during the month of April, 2020.

GIVEN UNDER MY HAND AND SEAL, this the 7th day of April, 2020.



R. L. McCrary
Registered Professional
Land Surveyor No. 5384

