

PLAT OF SURVEY

FIELD NOTES

99.71 ACRES OF LAND
THE SMITHERS TRACT

N. CARROLL SURVEY
ABSTRACT NO. 192

NAVARRO COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the N. Carroll Survey Abstract No. 192 Navarro County, Texas and being a called 100 acre tract of land as described in Deed to Lori Jane Smithers recorded as Document No. 2019 5871 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found at the northerly corner of the said Smithers tract, in the southwesterly line of a called 17.49 acre tract of land as described in Deed to Merle Heimer and spouse, Sandra Heimer recorded as Document No. 2013 9120 of the Deed Records of Navarro County, Texas, the easterly corner of a called 14.98 acre tract of land as described in deed to Nathan Chappell and wife, Carolyn Chappell recorded as Document No. 2007 2205 of the Deed Records of Navarro County, Texas from which a 1/2" iron rod found bears N 29° 16' 43" W 80.03 feet;

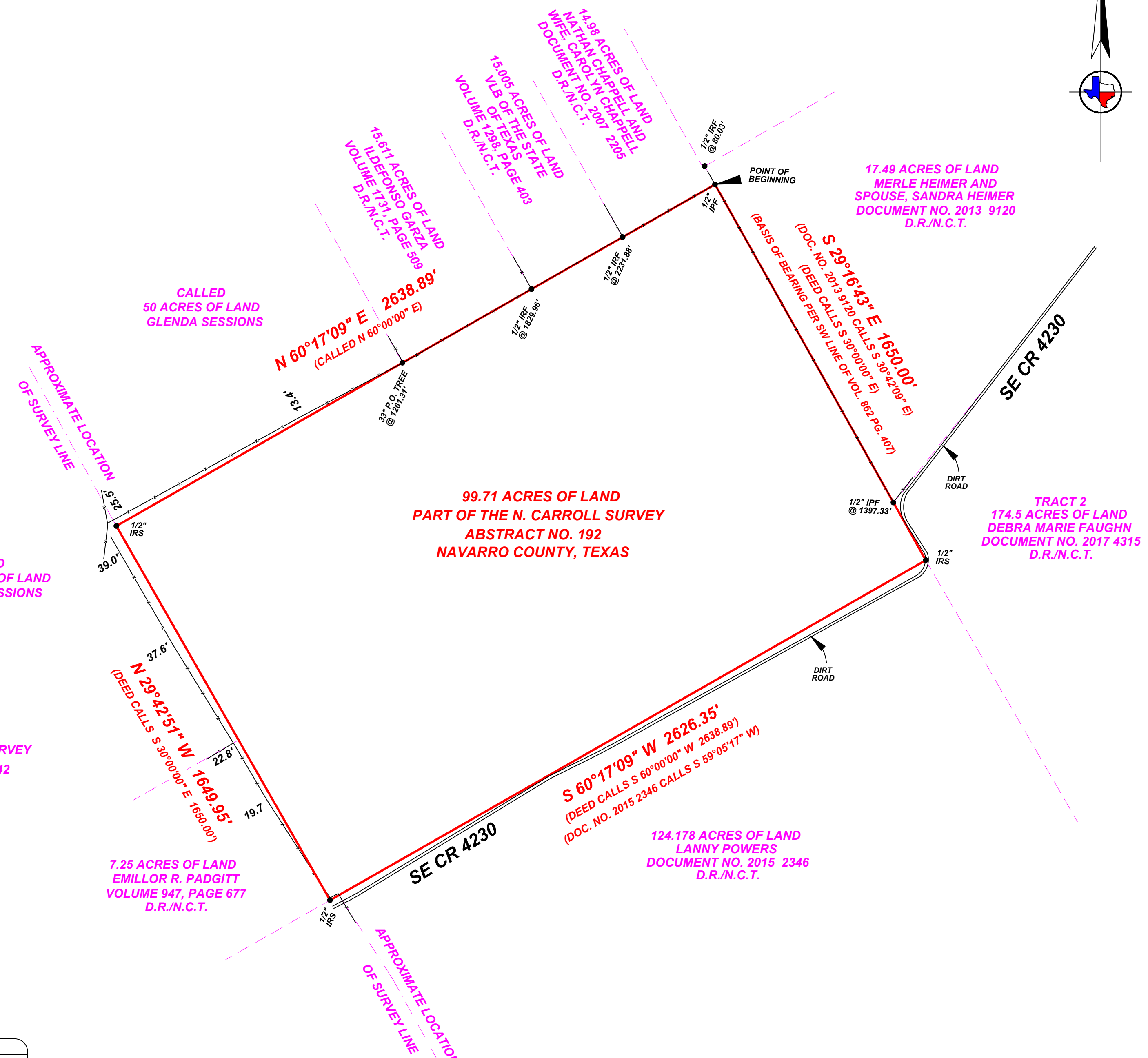
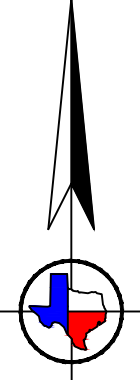
THENCE, S 29° 16' 43" E, along the northeasterly line of the said Smithers tract and the southwesterly line of said Heimer tract passing a 1/2" iron pipe found at 1397.33 feet marking the southerly corner of said Heimer tract continuing a total distance of 1650.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") at a turn in SE CR 4230 for the easterly corner of said Smithers tract, in the southwesterly line of a called 174.5 acre Tract 2 as described in deed to Debra Marie Faughn recorded as Document No. 2017 4315 of the Deed Records of Navarro County, Texas and the northerly corner of a called 124.178 acre tract of land as described in deed to Lanny Powers recorded as Document No. 2015 2346 of the Deed Records of Navarro County, Texas;

THENCE, S 60° 17' 09" W, along the northwesterly line of said SE CR 4230 and the southeasterly line of the said Smithers tract and the easterly corner of a called 7.25 acre tract of land as described in deed to Emillor R. Padgitt recorded in Volume 947, Page 677 of the Deed Records of Navarro County, Texas;

THENCE, N 29° 42' 51" W, along the southwesterly line of the said Smithers tract and the northeasterly line of the said Padgitt tract 1649.95 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the westerly corner of the said Smithers tract, in the northeasterly line of a called 344.90 acre Glenda Sessions tract of land and the southerly corner of a called 50 acre Glenda Sessions tract of land;

THENCE, N 60° 17' 09" E, along the northwesterly line of the said Smithers tract passing a 33" Post Oak tree marking the southerly corner of a called 15.611 acre tract of land as described in deed to Idefonso Garza recorded in Volume 1731, Page 509 of the Deed Records of Navarro County, Texas at 1261.31 feet, passing a 1/2" iron rod found marking the southerly corner of a called 15.005 acre tract of land as described in deed to VLB of the State of Texas recorded in Volume 1298, Page 403 of the Deed Records of Navarro County, Texas at 1829.96 feet, passing a 1/2" iron rod found marking the southerly corner of the said Chappell tract at 2231.88 feet and continuing a total distance of 2638.89 feet to the **POINT OF BEGINNING** and **CONTAINING 99.71 ACRES OF LAND MORE OR LESS.**

*BASIS OF BEARINGS: per southwesterly line of Volume 862, Page 407



CALLLED
334.90 ACRES OF LAND
GLENDA SESSIONS

THE A. HARPER SURVEY
ABSTRACT NO. 342

7.25 ACRES OF LAND
EMILLOR R. PADGITT
VOLUME 947, PAGE 677
D.R./N.C.T.

99.71 ACRES OF LAND
PART OF THE N. CARROLL SURVEY
ABSTRACT NO. 192
NAVARRO COUNTY, TEXAS

124.178 ACRES OF LAND
LANNY POWERS
DOCUMENT NO. 2015 2346
D.R./N.C.T.

TRACT 2
174.5 ACRES OF LAND
DEBRA MARIE FAUGHN
DOCUMENT NO. 2017 4315
D.R./N.C.T.

17.49 ACRES OF LAND
MERLE HEIMER AND
SPOUSE, SANDRA HEIMER
DOCUMENT NO. 2013 9120
D.R./N.C.T.

This tract is subject to a blanket easement to
Texas Power and Light Co., recorded in Vol. 346, Pg. 442
and modified by agreement recorded in Instrument No. 2016 4111



IRS - IRON ROD SET
IRF - IRON ROD FOUND
IPF - IRON PIPE FOUND

I, Eric Sterling Samford, R.P.L.S. 5885, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of August 2020 and all corners are as shown hereon. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveying. This survey was performed in connection with the transaction described in G.F. No. CT20-3200-0 of Navarro County Abstract. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership.

DATE: AUGUST 24, 2020	SCALE: 1" = 300'
SURVEY: N. CARROLL	ABSTRACT NO. 192
W. O. # 20-0109	DRAWN BY: ESS
PUR: TDJB LLC	FIRM REGISTRATION NO. 100089-01

**SHALLOW CREEK
LAND SURVEY CO.**
P.O. BOX 1212
CORSIANA, TEXAS 75151
(903) 872-3202

Eric Samford
Eric Sterling Samford, Registered Professional Land Surveyor No. 5885