



All that contain part or all of the following being situated about 12 miles northeast of the City of Tyler, Smith County, Texas on the A.J. LAGRONE SURVEY, A-571, PG. 156, O.P.R.S.C.T. and shown from its deeds recorded in Deed 2010000121 and Deed 201000024675 of the Official Public Records of Smith County, Texas and more particularly described as follows:

BEGINNING at a 1/2" iron nail found for corner in the northeast right of way of U.S. Highway 271, and beginning corner being the most easterly side of said iron nail and the southwest corner of a 141' x 100' tract described in Deed 2010000121 and Deed 201000024675 of the Official Public Records of Smith County, Texas;

THENCE with the northeast right of way of U.S. Highway 271 and the southeast boundary line of said iron nail tract as follows:
 S87°33'16"W, 516.60 feet to a concrete monument (TXDOT) found for corner;
 S87°33'16"W, 412.84 feet to a concrete monument (TXDOT) found for corner;
 S87°33'16"W, 412.84 feet to a concrete monument (TXDOT) found for corner;
 THENCE N 67°04'11"W, along the common line of said iron nail tract and Wood tract, 1117.5 feet to a 5/8" I.R.S. for corner, Wood tract as recorded in Deed 20000900042783 of said Public Records, A 581, R.L.S. for corner;

THENCE S84°16'14"W, 448.22 feet continuing with the north boundary line of said iron nail tract and the north boundary line of said Russell Wells tract to a 1/2" iron nail found for corner at the base of a fence corner, said nail corner being the southwest corner of a tract described in a conveyance to Annie Woods, recorded in Vol. 494, Pg. 42 of said Public Records;

THENCE N78°50'06"W, with the north boundary line of said iron nail tract, a distance of 1039.3 feet to a 1/2 inch iron nail found on the east right of way line of FM 757;

THENCE with said east right of way line as follows:
 Northwesterly, an arc distance of 398.48 feet with a curve to the right having a central angle of 24°55'10", a radius of 917.42 feet, and a chord N21°14'53"E, 438.54 to a 5/8" I.R.S. for corner;
 N12°24'02"E, 1899.07 feet to a 5/8" I.R.S. for corner;

THENCE with the northeast of the old abandoned County Rd. the northern and east boundary line of said iron nail tract, the southwest boundary line of said iron nail tract, and the southwest corner of the Dymon and Tokio Morgan tract, recorded in Deed 201000004959 of said Public Records;

THENCE N47°49'32"E, with the south boundary line of said iron nail tract, a distance of 7307.47 feet to a 5/8" I.R.S. for corner in the centerline of a old abandoned County Rd. on the northern boundary line of said iron nail tract and the southwest boundary line of the aforementioned Council tract;

THENCE, with the northeast of the old abandoned County Rd. the northern and east boundary line of said iron nail tract, the southwest boundary line of said iron nail tract, and the southwest corner of the Dymon and Tokio Morgan tract, recorded in Deed 201000004959 of said Public Records;

S74°00'00"E, 462.17 feet to a 1/2" iron nail found for corner at the base of a fence post;
 S14°33'40"E, 1163.68 feet to a 1/2" iron nail found for corner at the base of a fence post;
 S25°45'17.39" E, 1394.13 feet to a 1/2" iron nail found for corner at the base of a 12' fence corner post;

THENCE S04°34'01"E, 686.62 feet continuing with the east boundary line of said iron nail tract across a swamp to the place of BEGINNING, containing 1356.027 Square feet of land within these acres and bounds as recited.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED, INCLUDING WFC NATIONAL TITLE INS. CO., RANGER TITLE CO., GP No. P22019100, AND J&M LINDALE REALTY LP,
 I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground under my direct supervision.

Brian C. Wright
 Brian C. Wright R.P.L.S. No. 4560
 March 8, 2022



MW MAYO WRIGHT CONSULTANTS
 123 SHENANDOAH COURT
 FORNEY, TEXAS 75126
 972-346-3203

EXHIBIT "A"
 168.8711 ACRES IN THE
 A.J. LAGRONE SURVEY, A-571
 SMITH COUNTY, TEXAS

FLOOD STAMP
 IF APPEARS THROUGH VISUAL INTERPOLATION
 THAT THIS PROPERTY IS NOT IN A FLOOD HAZARD
 ZONE X

OFFICIAL TITLE CO.
 6740 S. W. 111th Ave.
 PURCHASER: J&M LINDALE REALTY LP