



215 WINCHESTER DR, STE 100 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPELS FIRM REG. #10194274

**PARTITION OF 75.132 ACRES  
EDWARD PEARCE SURVEY, ABSTRACT 795  
SMITH COUNTY, TEXAS  
STONE BRANCH, LP  
JOB No. 221532**

**June 7, 2023**

**TRACT 1**

**BEING 10.450 ACRES OF LAND** situated in the Edward Pearce Survey, Abstract 795, Smith County, Texas and being part of that certain called 75.132 acre tract conveyed to Stone Branch, L.P. as recorded in Instrument No. 202301007546 of the Official Public Records of Smith County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found in the north line of said called 75.132 acre tract for the southeast corner of that certain called 6.105 acre tract described as "Tract 1" in a Deed of Partition and set aside to Carol L. Stansell-Smith, et al as recorded in Volume 4913, Page 145 of the Official Public Records of Smith County, Texas and the southwest corner of that certain called 4.070 acre tract described as "Tract 2" in said Deed of Partition and set aside to Rosie M. Stansell Halton as recorded in Volume 4913, Page 145 of the Official Public Records of Smith County, Texas, from which an 8" wood fence corner post found for the northeast corner of said called 75.132 acre tract bears N 88°38'05" E – 2142.73';

**THENCE South 01°13'11" East** across said called 75.132 acre tract a **distance of 1140.23 feet** to a point in the south line of said called 75.132 acre tract, same being in the centerline of County Road No. 244, from which a ½" iron rod with cap (RPLS 5748) set for reference bears N 01°13'11" W – 30.00';

**THENCE** with the most easterly south line of said called 75.132 acre tract and generally with the centerline of said County Road No. 244 as follows:

**North 69°40'18" West a distance of 124.13 feet, and**

**North 75°48'58" West a distance of 169.70 feet** to a point for the most southerly southwest corner of said called 75.132 acre tract and the southeast corner of that certain called 2.044 acre tract conveyed to Carol L. Smith as recorded in Instrument No. 20170100005084 of the Official Public Records of Smith County, Texas, from which a ½" iron rod found for reference bears N 01°39'35" W – 45.57';

**THENCE North 01°39'35" West** with the most southerly west line of said called 75.132 acre tract and the east line of said called 2.044 acre tract a **distance of 476.95 feet** to a 28" Pine fence corner found for an interior ell corner of said called 75.132 acre tract and the northeast corner of said called 2.044 acre tract;

**THENCE South 88°14'26" West** with the most westerly south line of said called 75.132 acre tract and the north line of said called 2.044 acre tract a **distance of 254.53 feet** to a ½" iron rod with cap (RPLS 5748) set for the most westerly southwest corner of said called 75.132 acre tract and the northwest corner of said called 2.044 acre tract, same being in the east line of that certain called 16.62 acre tract described as the "Sixth Tract" in a deed to Victor P. Kay, Jr. as recorded in Volume 1467, Page 790 of the Deed Records of Smith County, Texas, from which an iron spike with washer (Johnson & Pace) found bears S 01°58'07" E – 24.52';

**THENCE North 01°58'07" West** with the most northerly west line of said called 75.132 acre tract, the east line of said called 16.62 acre tract, and generally with a barbed wire fence a **distance of 573.69 feet** to a ½" iron rod with cap (RPLS 5748) set for the northwest corner of said called 75.132 acre tract and the most southerly southwest corner of that certain called 81.12 acre tract described as the "Fifth Tract" in said deed to Victor P. Kay, Jr. as recorded in Volume 1467, Page 790 of the Deed Records of Smith County, Texas;

**THENCE North 88°38'05" East** with the north line of said called 75.132 acre tract and the most easterly south line of said called 81.12 acre tract, at a distance of 235.03' passing a ½" iron rod found for the southeast corner of said called 81.12 acre tract and the southwest corner of said called 6.105 acre tract, and continuing with the north line of said called 75.132 acre tract and the south line of said called 6.105 acre tract for a **total distance of 544.75 feet** back to the **PLACE OF BEGINNING** and containing **10.450 ACRES OF LAND**.



## TRACT 2

**BEING 11.620 ACRES OF LAND** situated in the Edward Pearce Survey, Abstract 795, Smith County, Texas and being part of that certain called 75.132 acre tract conveyed to Stone Branch, L.P. as recorded in Instrument No. 202301007546 of the Official Public Records of Smith County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found in the north line of said called 75.132 acre tract for the southeast corner of that certain called 4.070 acre tract conveyed to Analisa Reshell Smith as recorded in Volume 7589, Page 705 of the Official Public Records of Smith County, Texas and the southwest corner of that certain called 4.070 acre tract conveyed to Glenn C. Austin, et al as recorded in Volume 7643, Page 502 of the Official Public Records of Smith County, Texas, from which an 8" wood fence corner post found for the northeast corner of said called 75.132 acre tract bears N 88°38'05" E – 1734.43';

**THENCE South 01°13'11" East** across said called 75.132 acre tract a **distance of 1325.06 feet** to a point in the south line of said called 75.132 acre tract, same being in the centerline of County Road No. 244, from which a ½" iron rod with cap (RPLS 5748) set for reference bears N 01°13'11" W – 30.10';

**THENCE** with the most easterly south line of said called 75.132 acre tract and generally with the centerline of said County Road No. 244 as follows:

**North 81°17'20" West a distance of 0.90 feet**

**North 71°07'24" West a distance of 184.97 feet**

**North 63°43'13" West a distance of 249.40 feet, and**

**North 69°40'18" West a distance of 13.42 feet** to a point for corner in same, from which a ½" iron rod found for reference bears N 01°13'11" W – 30.00';

**THENCE North 01°13'11" West** across said called 75.132 acre tract a **distance of 1140.23 feet** to a ½" iron rod found in the north line of said called 75.132 acre tract, same being the southeast corner of that certain called 6.105 acre tract described as "Tract 1" in a Deed of Partition and set aside to Carol L. Stansell-Smith, et al as recorded in Volume 4913, Page 145 of the Official Public Records of Smith County, Texas and the southwest corner of that certain called 4.070 acre tract described as "Tract 2" in said Deed of Partition and set aside to Rosie M. Stansell Halton as recorded in Volume 4913, Page 145 of the Official Public Records of Smith County, Texas;

**THENCE North 88°38'05" East** with the north line of said called 75.132 acre tract and the south line of said Rosie M. Stansell Halton called 4.070 acre tract, at a distance of 204.12' passing a ½" iron rod found for the southeast corner of said Rosie M. Stansell Halton called 4.070 acre tract and the southwest corner of said Analisa Reshell Smith called 4.070 acre tract, and continuing with the north line of said called 75.132 acre tract and the south line of said Analisa Reshell Smith called 4.070 acre tract for a **total distance of 408.30 feet** back to the **PLACE OF BEGINNING** and containing **11.620 ACRES OF LAND**.

## TRACT 3

**BEING 12.595 ACRES OF LAND** situated in the Edward Pearce Survey, Abstract 795, Smith County, Texas and being part of that certain called 75.132 acre tract conveyed to Stone Branch, L.P. as recorded in Instrument No. 202301007546 of the Official Public Records of Smith County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found in the north line of said called 75.132 acre tract for the southeast corner of that certain called 4.070 acre tract described as "Tract 5" in a Deed of Partition and set aside to Charles W. Stansell as recorded in Volume 4913, Page 145 of the Official Public Records of Smith County, Texas and the southwest corner of that certain called 4.070 acre tract conveyed to Terri Smith Kendrick, et al as recorded in Volume 6068, Page 117 of the Official Public Records of Smith County, Texas, from which an 8" wood fence corner post found for the northeast corner of said called 75.132 acre tract bears N 88°38'05" E – 1325.89';

**THENCE South 01°13'11" East** across said called 75.132 acre tract a **distance of 1341.03 feet** to a point in the south line of said called 75.132 acre tract, same being in the centerline of County Road No. 244, from which a ½" iron rod with cap (RPLS 5748) set for reference bears N 01°13'11" W – 30.00';

**THENCE** with the most easterly south line of said called 75.132 acre tract and generally with the centerline of said County Road No. 244 as follows:

**South 86°38'03" West a distance of 266.48 feet, and**



215 WINCHESTER DR, STE 100 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPELS FIRM REG. #10194274

**North 81°17'20" West a distance of 144.40 feet** to a point for corner in same, from which a ½" iron rod found for reference bears N 01°13'11" W – 30.10';

**THENCE North 01°13'11" West** across said called 75.132 acre tract a **distance of 1325.06 feet** to a ½" iron rod found in the north line of said called 75.132 acre tract, same being the southeast corner of that certain called 4.070 acre tract described as "Tract 2" in a Deed of Partition and set aside to Rosie M. Stansell Halton as recorded in Volume 4913, Page 145 of the Official Public Records of Smith County, Texas and the southwest corner of that certain called 4.070 acre tract conveyed to Glenn C. Austin, et al as recorded in Volume 7643, Page 502 of the Official Public Records of Smith County, Texas;

**THENCE North 88°38'05" East** with the north line of said called 75.132 acre tract and the south line of said Glenn C. Austin called 4.070 acre tract, at a distance of 204.35' passing a ½" iron rod found (leaning) (0.68' left of line) for the southeast corner of said Glenn C. Austin, et al called 4.070 acre tract and the southwest corner of said Charles W. Stansell called 4.070 acre tract, and continuing with the north line of said called 75.132 acre tract and the south line of said Charles W. Stansell called 4.070 acre tract for a **total distance of 408.54 feet** back to the **PLACE OF BEGINNING** and containing **12.595 ACRES OF LAND**.

#### TRACT 4

**BEING 12.617 ACRES OF LAND** situated in the Edward Pearce Survey, Abstract 795, Smith County, Texas and being part of that certain called 75.132 acre tract conveyed to Stone Branch, L.P. as recorded in Instrument No. 202301007546 of the Official Public Records of Smith County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod with cap (RPLS 5748) set in the north line of said called 75.132 acre tract and the south line of that certain called 8.140 acre tract conveyed to Stansell Properties, LTD as recorded in Instrument No. 20180100043601 of the Official Public Records of Smith County, Texas, from which an 8" wood fence corner post found for the northeast corner of said called 75.132 acre tract bears N 88°38'05" E – 913.85';

**THENCE South 01°13'11" East** across said called 75.132 acre tract a **distance of 1326.63 feet** to a point in the south line of said called 75.132 acre tract, same being in the centerline of County Road No. 244, from which a ½" iron rod with cap (RPLS 5748) set for reference bears N 01°13'11" W – 30.00';

**THENCE South 86°38'03" West** with the most easterly south line of said called 75.132 acre tract and generally with the centerline of said County Road No. 244 a **distance of 412.33 feet** to a point for corner in same, from which a ½" iron rod found for reference bears N 01°13'11" W – 30.00';

**THENCE North 01°13'11" West** across said called 75.132 acre tract a **distance of 1341.03 feet** to a ½" iron rod found in the north line of said called 75.132 acre tract, same being the southeast corner of that certain called 4.070 acre tract described as "Tract 5" in a Deed of Partition and set aside to Charles W. Stansell as recorded in Volume 4913, Page 145 of the Official Public Records of Smith County, Texas and the southwest corner of that certain called 4.070 acre tract conveyed to Terri Smith Kendrick, et al as recorded in Volume 6068, Page 117 of the Official Public Records of Smith County, Texas;

**THENCE North 88°38'05" East** with the north line of said called 75.132 acre tract and the south line of said Terri Smith Kendrick called 4.070 acre tract, at a distance of 204.49' passing a ½" iron rod found for the southeast corner of said Terri Smith Kendrick, et al called 4.070 acre tract and the southwest corner of said called 8.140 acre tract, and continuing with the north line of said called 75.132 acre tract and the south line of said called 8.140 acre tract for a **total distance of 412.04 feet** back to the **PLACE OF BEGINNING** and containing **12.617 ACRES OF LAND**.

#### TRACT 5

**BEING 12.617 ACRES OF LAND** situated in the Edward Pearce Survey, Abstract 795, Smith County, Texas and being part of that certain called 75.132 acre tract conveyed to Stone Branch, L.P. as recorded in Instrument No. 202301007546 of the Official Public Records of Smith County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod with cap (RPLS 5748) set for corner in the north line of said called 75.132 acre tract and the south line of that certain called 6.105 acre tract described as "Tract 8" in a Deed of Partition and set aside to Clifton L. Stansell as recorded in Volume 4913, Page 145 of the Official Public Records of Smith County, Texas, from which an 8" wood fence corner post found for the northeast corner of said called 75.132 acre tract bears N 88°38'05" E – 497.52';



**THENCE South 01°13'11" East** across said called 75.132 acre tract a **distance of 1316.50 feet** to a point in the south line of said called 75.132 acre tract, same being in the centerline of County Road No. 244, from which a ½" iron rod with cap (RPLS 5748) set for reference bears N 01°13'11" W – 30.00';

**THENCE** with the most easterly south line of said called 75.132 acre tract and generally with the centerline of said County Road No. 244 as follows:

**South 88°29'35" West a distance of 135.80 feet, and**

**South 86°38'03" West a distance of 280.74 feet** to a point for corner in same, from which a ½" iron rod found for reference bears N 01°13'11" W – 30.00';

**THENCE North 01°13'11" West** across said called 75.132 acre tract a **distance of 1326.63 feet** to a ½" iron rod with cap (RPLS 5748) set for corner in the north line of said called 75.132 acre tract and the south line of that certain called 8.140 acre tract conveyed to Stansell Properties, LTD as recorded in Instrument No. 20180100043601 of the Official Public Records of Smith County, Texas;

**THENCE North 88°38'05" East** with the north line of said called 75.132 acre tract and the south line of said called 8.140 acre tract, at a distance of 91.58' passing a ½" iron rod found for the southeast corner of said called 8.140 acre tract and the southwest corner of said called 6.105 acre tract, and continuing with the north line of said called 75.132 acre tract and the south line of said called 6.105 acre tract for a **total distance of 416.33 feet** back to the **PLACE OF BEGINNING** and containing **12.617 ACRES OF LAND**.

#### **TRACT 6**

**BEING 15.233 ACRES OF LAND** situated in the Edward Pearce Survey, Abstract 795, Smith County, Texas and being part of that certain called 75.132 acre tract conveyed to Stone Branch, L.P. as recorded in Instrument No. 202301007546 of the Official Public Records of Smith County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an 8" wood fence post found for the northeast corner of said called 75.132 acre tract and the southeast corner of that certain called 8.140 acre tract conveyed to Melanie Denise Stansell Nash as recorded in Instrument No. 20160100045662 of the Official Public Records of Smith County, Texas, same being in the west line of that certain called 140.42 acre tract conveyed to Anglin Living Trust as recorded in Instrument No. 2011 00047762 of the Official Public Records of Smith County, Texas, same also being in the east line of said Edward Pearce Survey, A-795 and the west line of the Matilda Morris Survey, A-671, from which a 1" iron pipe found bears N 01°11'52" W – 866.12';

**THENCE South 01°13'11" East** with the east line of the residue of said called 132.5 acre tract, the west line of said called 140.42 acre tract, the west line of that certain called 97.5 acre tract described as the "First Tract" in said deed to Alene Wilcoxon, et al as recorded in Volume 1098, Page 142 of the Deed Records of Smith County, Texas, same being the east line of said Edward Pearce Survey, A-795 and the west line of said Matilda Morris Survey, A-671, and partially with a barbed wire fence a **distance of 1361.10 feet** to a point in the centerline of County Road No. 244 for the southeast corner of the residue of said called 132.5 acre tract, from which an iron spike with washer (Johnson & Pace) found for reference bears N 01°13'11" W – 20.95';

**THENCE** with the most easterly south line of said called 75.132 acre tract and generally with the centerline of said County Road No. 244 as follows:

**North 84°44'37" West a distance of 389.18 feet, and**

**South 88°29'35" West a distance of 110.82 feet** to a point for corner in same, from which a ½" iron rod found for reference bears N 01°13'11" W – 30.00';

**THENCE North 01°13'11" West** across said called 75.132 acre tract a **distance of 1316.50 feet** to a ½" iron rod with cap (RPLS 5748) set for corner in the north line of said called 75.132 acre tract and the south line of that certain called 6.105 acre tract described as "Tract 8" in a Deed of Partition and set aside to Clifton L. Stansell as recorded in Volume 4913, Page 145 of the Official Public Records of Smith County, Texas;

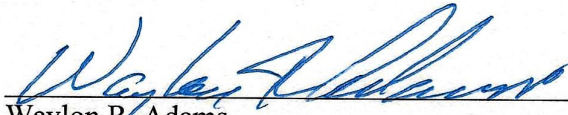
**THENCE North 88°38'05" East** with the north line of said called 75.132 acre tract and the south line of said called 6.105 acre tract, at a distance of 91.58' passing a ½" iron rod found for the southeast corner of said called 6.105 acre tract and the southwest corner of said called 8.140 acre tract, and continuing with the north line of said called 75.132 acre tract and the south line of said called 8.140 acre tract for a **total distance of 497.52 feet** back to the **PLACE OF BEGINNING** and containing **15.233 ACRES OF LAND**.



215 WINCHESTER DR, STE 100 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPELS FIRM REG. #10194274

*Note: Bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83.*

I, Waylon R. Adams, do hereby certify that this Legal Description does accurately represent an actual on the ground survey made under my direction and supervision on January 27, 2023, and is being submitted along with a plat of the tract(s) described herein.

  
\_\_\_\_\_  
Waylon R. Adams  
Registered Professional Land Surveyor  
State of Texas No. 5748

