

NICHOLAS HENDERSON SURVEY, A-442
(R.O.W. & BEARING BASIS PER DEED, C.F.N. 2011-00019714, O.P.R.S.C.)

BILLY D. CARSON ET UX
10,777 AC.
C.F.N. 2013-00015670
O.P.R.S.C.

CHAD S. NILES
C&D, 40.80 AC.
C.F.N. 2013-00026291
O.P.R.S.C.

GERALD ZACHARY BURGESS ET UX
C.F.N. 20170100049100
O.P.R.S.C.

MICHAEL J. HOLLEY ET UX
5,000 AC.
C.F.N. 20140100098888
O.P.R.S.C.

DOUGLAIN RACING LLC.
0.58 AC.
C.F.N. 2009-R00063275
O.P.R.S.C.

TRUIMPH REVOCABLE LIVING TRUST
94,000 AC.
C.F.N. 20170100016525
O.P.R.S.C.

P.O.B.
N.E. COR. 25,950 AC. & 35,981 AC.
FENCE CORNER POST
BEARS S021°30'E, 1.62'

SHAWN D. PIERCE ET UX
FIRST TRACT, 6,387 AC.
VOL. 5789, P.C. 179
O.P.R.S.C.

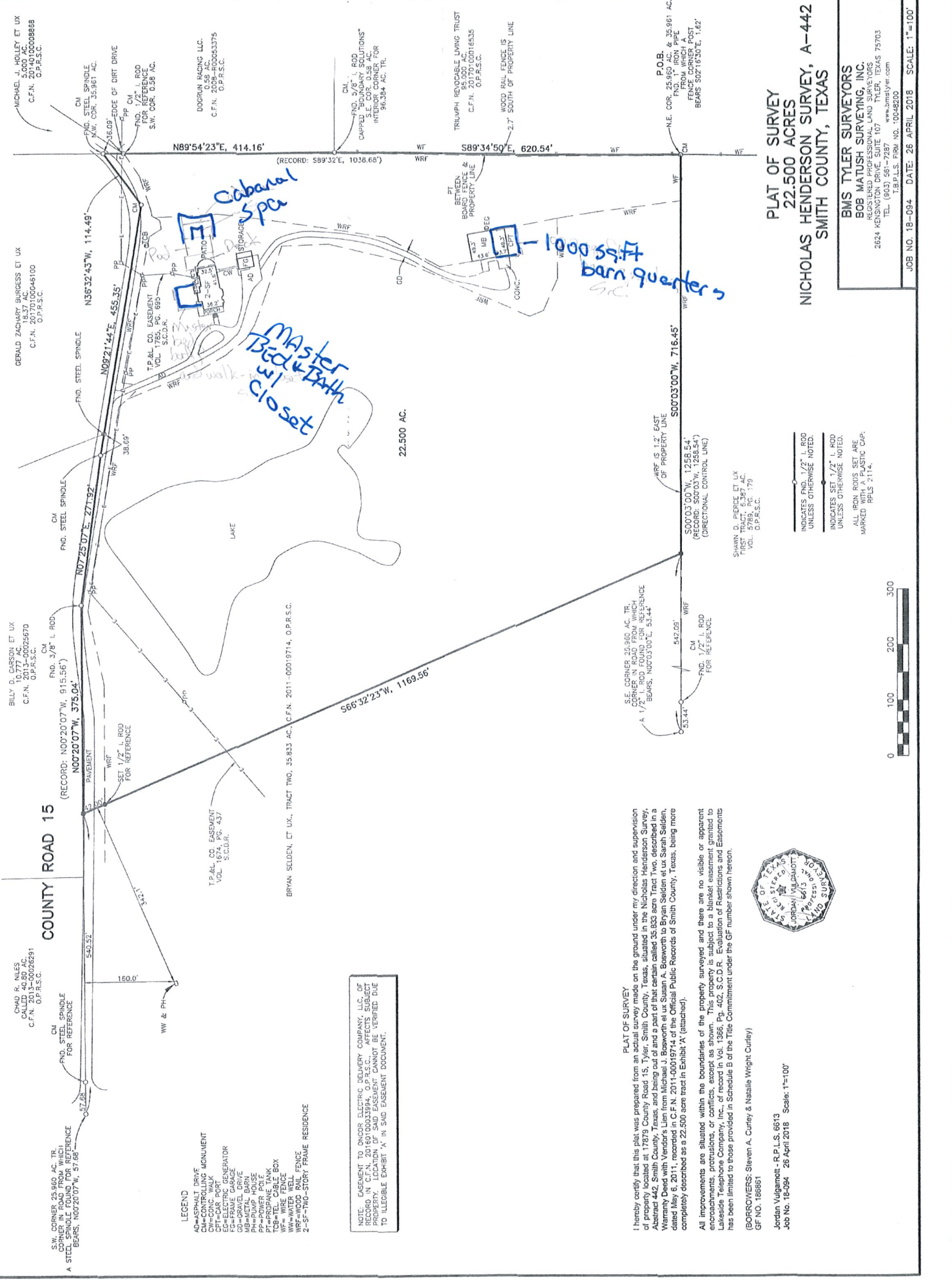
INDICATES FND. 1/2" I. ROD
UNLESS OTHERWISE NOTED.

INDICATES SET 1/2" I. ROD
UNLESS OTHERWISE NOTED.

ALL IRON RODS SET ARE
MARKED WITH A PLASTIC CAP.
FILES 2-114.

BMS TYLER SURVEYORS
BOB MATUSH SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
2624 KENSINGTON DRIVE, SUITE 107
WILLOW GROVE, TEXAS 75703
TEL. (903) 581-7287 www.bms Tyler.com
T.B.P.L.S. FIRM NO. 00-48200

JOB NO. 18-094 DATE: 26 APRIL 2018 SCALE: 1"=100'



LEGEND
AD=ASPHALT DRIVE
CM=CONTROLLING MONUMENT
CPT=C&D PORT
EG=ELECTRIC GENERATOR
E=EASEMENT
GB=GRAVEL DRIVE
MB=METAL BARN
PP=POWER POLE
PT=PROPANE TANK
TGB=TELEPHONE CABLE BOX
W=WOOD RAIL FENCE
WV=WOOD WELL
WRF=WOOD RAIL FENCE
2-SF=2-STORY FRAME RESIDENCE

NOTE: EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY, L.L.C. OF RECORD IN C.F.N. 20160100059984, O.P.R.S.C. NOT REFLECTED HEREIN DUE TO ILLEGIBLE EXHIBIT 'A' IN SAID EASEMENT DOCUMENT.

I hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision of property located at 17879 County Road 15, Tyler, Smith County, Texas, situated in the Nicholas Henderson Survey, Abstract 442, Smith County, Texas, and being out of and in part of the 100-acre tract described in the survey of Bryan Selden et ux, C.F.N. 2011-00019714, recorded in C.F.N. 2011-00019714 of the Official Public Records of Smith County, Texas, being more completely described as a 22.500 acre tract in Exhibit 'A' (attached).

All improvements are situated within the boundaries of the property surveyed and there are no visible or apparent encroachments, protrusions, or conflicts, except as shown. This property is subject to a blanket easement granted to Lakeside Telephone Company, Inc., of record in Vol. 1386, Pg. 402, S.C.D.R. Evaluation of Restrictions and Easements has been limited to those provided in Schedule B of the Title Commitment under the GF number shown herein.

(BORROWERS: Steven A. Cury & Natalie Wright Cury)
GF NO. 168651

Jordan Vulgamatt - R.P.L.S. 6613
Job No. 18-094 26 April 2018 Scale: 1"=100'



INDICATES FND. 1/2" I. ROD
UNLESS OTHERWISE NOTED.

INDICATES SET 1/2" I. ROD
UNLESS OTHERWISE NOTED.

ALL IRON RODS SET ARE
MARKED WITH A PLASTIC CAP.
FILES 2-114.

BMS TYLER SURVEYORS
BOB MATUSH SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
2624 KENSINGTON DRIVE, SUITE 107
WILLOW GROVE, TEXAS 75703
TEL. (903) 581-7287 www.bms Tyler.com
T.B.P.L.S. FIRM NO. 00-48200

JOB NO. 18-094 DATE: 26 APRIL 2018 SCALE: 1"=100'



EXHIBIT 'A'

Metes and Bounds Description 22.500 Acre Tract

All that certain tract or parcel of land situated in the Nicholas Henderson Survey, Abstract 442, Smith County, Texas, and being out of and a part of that certain called 35.833 acre Tract Two, described in a Warranty Deed with Vendor's Lien from Michael J. Bosworth et ux Susan A. Bosworth to Bryan Selden et ux Sarah Selden, dated May 6, 2011, recorded in C.F.N. 2011-00019714 of the Official Public Records of Smith County, Texas, and being more completely described by metes and bounds as follows:

BEGINNING at a 1" iron pipe for the northeast corner of the herein described tract, same being the northeast corner of said called 35.833 acre tract;

THENCE, South 00°03'00" West (the adjoining tract being described in a deed recorded in Vol. 5789, Pg. 179, O.P.R.S.C., for reference, same being the bearing basis of this survey as related to the record bearing), with the east line of said called 35.833 acre tract, a distance of 716.45 feet to a 1/2" iron rod set with plastic cap marked RPLS 2114 for the southeast corner of the herein described tract, from which the southeast corner of said called 35.833 acre tract bears South 00°03'00" West, a distance of 542.09 feet, from which a 1/2" iron rod for reference bears North 00°03'00" East, a distance of 53.44 feet;

THENCE, South 66°32'23" West, across said called 35.833 acre tract, at 1,127.56 feet pass a 1/2" iron rod set with plastic cap marked RPLS 2214, for reference, continuing in all a total distance of 1,169.56 feet to a 1/2" iron rod set with plastic cap marked RPLS 2114 for the southwest corner of the herein described tract, same being in the west line of said called 35.833 acre tract, same being 1.6 feet westerly from the western edge of the paved surface of County Road 15, from which the southwest corner of said called 35.833 acre tract bears South 00°20'07" East, a distance of 540.52 feet, from which a steel spindle found for reference bears North 00°20'07" West, a distance of 57.68 feet;

THENCE, North 00°20'07" West (the adjoining tract being described in a deed recorded in C.F.N. 2013-00025670, O.P.R.S.C., for reference), with the west line of said called 35.833 acre tract, a distance of 375.04 feet to a 3/8" iron rod found for a corner, same being in the east edge of the paved surface of said County Road 15;

THENCE, North 07°25'07" East, continuing with the west line of said called 35.833 acre tract, a distance of 271.92 feet to a steel spindle found for a corner, same being in the paved surface of said County Road 15;

THENCE, North 09°21'44" East, at 38.69 feet pass a steel spindle in the paved surface of said County Road 15, for reference, (the adjoining tract being described in a deed recorded in C.F.N. 20170100046100, for reference), continuing with the west line of said called 35.833 acre tract, and continuing in all a total distance of 455.35 feet to a 1/2" iron rod found for a corner;

THENCE, North 36°32'43" West, continuing with the west line of said called 35.833 acre tract, a distance of 114.49 feet to a steel spindle found for the northwest corner of the herein described tract, same being the northwest corner of said called 35.833 acre tract, same being in the paved surface of said County Road 15, from which a 1/2" iron rod found for reference bears North 89°54'23" East, a distance of 36.09 feet;

Page 2
Exhibit 'A'
22.500 AC.

THENCE, North 89°54'23" East (the adjoining tract being described in a deed recorded in C.F.N. 2008-R00053375, O.P.R.S.C., for reference), with the north line of said called 35.833 acre tract, a distance of 414.16 feet to a 5/8" iron rod found for a corner;

THENCE, South 89°34'50" East (the adjoining tract being described in a deed recorded in C.F.N. 20170100016535, O.P.R.S.C., for reference), a distance of 620.54 feet to the POINT OF BEGINNING and containing 22.500 acres of land.

I hereby certify that the above description was prepared from an actual survey made on the ground under my direction and supervision during the Month of April 2018. GIVEN UNDER MY HAND AND SEAL this date, 26 April 2018.

(Reference is hereby made to the plat of survey, Job No. 18-094.)

Jordan Vulgamott
Registered Professional Land Surveyor
Texas Registration No. 6613

