

Vannoy & Assoc., Inc.

DESCRIPTION

STATE OF TEXAS
COUNTY OF SMITH

BEING all that tract of land in Smith County, Texas, out of the Don Thomas Quevado Seven League Grant, A-18, and being a part of TRACT ONE of 0.551 acres and part of TRACT TWO of 0.551 acres, both described in a deed to Cooper Impact Investments, LLC recorded under Clerk's File No. 2014-R00050651 of the Official Public Records of Smith County, Texas, and being an easement described more fully as follows:

BEGINNING at a point on the West line of Old Jacksonville Highway (F.M. 2493), said point being the Southeast corner of said TRACT ONE and having Lambert Grid Coordinates (Texas North Central Zone) of $X=2943134.68'$ and $Y=6790577.15'$, a 1/2 inch steel rod at the Southwest corner of TRACT ONE found bearing South 87 degrees 45 minutes 14 seconds West, 191.52 feet for witness;

THENCE South 87 degrees 45 minutes 14 seconds West, 22.27 feet along the South line of said TRACT ONE to a point in the seam of an existing concrete parking lot;

THENCE North 14 degrees 33 minutes 58 seconds East, 203.28 feet along said seam to a point on the North line of said TRACT TWO;

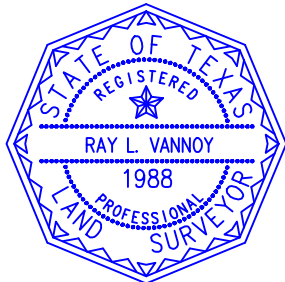
THENCE North 87 degrees 40 minutes 52 seconds East, 38.51 feet along the North line of TRACT TWO to the Northeast corner of same, two 1/2 inch steel rods found (both bent) for witness;

THENCE South 16 degrees 10 minutes 54 seconds West, 15.28 feet along the West line of Old Jacksonville Highway (F.M. 2463) to a bend in same;

THENCE South 19 degrees 02 minutes 45 seconds West, 193.34 feet continuing with said highway to the Point of Beginning.

The plat as shown hereon was prepared from an on-the-ground survey performed by me on August 29, 2016.

August 30, 2016



Ray L. Vannoy

Ray L. Vannoy
R.P.L.S. No. 1988

Sheet 2 of 2
Drawn by: rv
No Schedule "B" Provided

3323 Teakwood, Tyler, TX 75701 903.574.1313 Firm No. 10118600

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