

Surveyed for  
MIKE AND DONNA BIRD

3.482 Acres

All that certain tract of land situated in Smith County, in the **GEORGE W. SLAUGHTER SURVEY, A-866**, being 3.482 acres out of a called 527.758 acre tract conveyed from Caruth Building Service, Inc. to Jacob M. Bird and wife, Donna Bird and recorded in County Clerk's File No. 20190100007310 of the Official Public Records of Smith County, Texas, and being more particularly described as follows.

**Bearings** refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202).

**BEGINNING** at a 3/8" Iron Rod found for corner at the northeast corner of a called 12.505 acre tract conveyed to Heriberto Vega Ceja and wife, Ana Rosa Ballegos and recorded in County Clerk's File No. 20190100016842 of the Official Public Records of Smith County, Texas;

**THENCE** S 88° 11' 13" W with a south line of the called 527.758 acre tract conveyed to Jacob M. Bird and wife, Donna Bird and recorded in County Clerk's File No. 20190100007310 of the Official Public Records of Smith County, Texas, and with the north line of the called 12.505 acre tract conveyed to Heriberto Vega Ceja and wife, Ana Rosa Ballegos and recorded in County Clerk's File No. 20190100016842 of the Official Public Records of Smith County, Texas, a distance of 467.19 feet to a 1/2" Iron Rod found for corner;

**THENCE** S 85° 57' 18" W with the north line of a tract conveyed to Johnny J. Mumphrey and wife, Tommy Mumphrey and recorded in Volume 1479 Page 802 of the Deed Records of Smith County, Texas, and with a north line of a called 12.999 acre tract listed as Tract N conveyed to Philip Mumphrey and recorded in Volume 1650 Page 678 of the Deed Records of Smith County, Texas, at 205.69 feet pass a 5/8" Iron Rod set for reference with cap stamped "ETSM, LLC" and at a total distance of 249.88 feet to a Point for Corner in the center of County Road 3111 from which a 5/8" Iron Rod found for reference bears S 85° 57' 18" W a distance of 64.12 feet;

**THENCE** the following 5 calls with the centerline of County Road 3111:

N 62° 12' 56" E a distance of 130.41 feet;  
N 63° 49' 50" E a distance of 104.91 feet;  
N 65° 37' 29" E a distance of 277.17 feet;  
N 66° 37' 36" E a distance of 118.88 feet;  
N 66° 13' 58" E a distance of 194.57 feet;  
N 66° 48' 14" E a distance of 48.76 feet;  
to a Point for Corner in the center of County Road 3111;

**THENCE** S 18° 02' 31" E with the most southerly east line of the called 527.758 acre tract conveyed to Jacob M. Bird and wife, Donna Bird and recorded in County Clerk's File No. 20190100007310 of the Official Public Records of Smith County, Texas, and with the west line of Lot 1 of Wooden Corners Estates Subdivision conveyed to Cody Thornton and wife, Stacey Thornton and recorded in County Clerk's File No. 2010-R00019108 of the Official Public Records of Smith County, Texas, at 20.29 feet pass a 5/8" Iron Rod set for reference with cap stamped "ETSM, LLC" and at a total distance of 345.35 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC" from which an Axle found bears N 88° 18' 26" E a distance of 453.29 feet;

**THENCE S 88° 18' 26" W** with the north line of a called 9.914 acre tract listed as Tract H conveyed to Lillie Bell Mumphrey and recorded in Volume 1650 Page 678 of the Deed Records of Smith County, Texas, a distance of 184.85 feet to the **Point of Beginning** being 3.482 acres more or less.

I, James Elliott, hereby certify the above description represents a survey made on the ground under my direct supervision of 3.482 acres of land located in the GEORGE W. SLAUGHTER SURVEY, A-866, Smith County, Texas, and a plat of even date accompanies this description.

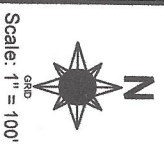
May 6, 2021

*James E. Elliott 5-6-2021*

James Elliott  
Registered Professional Land Surveyor No. 5795  
FIRM #10146600



# MIKE AND DONNA BIRD SURVEY OF 3.482 ACRES IN THE GEORGE W. SLAUGHTER SURVEY, A-866, SMITH COUNTY, TEXAS

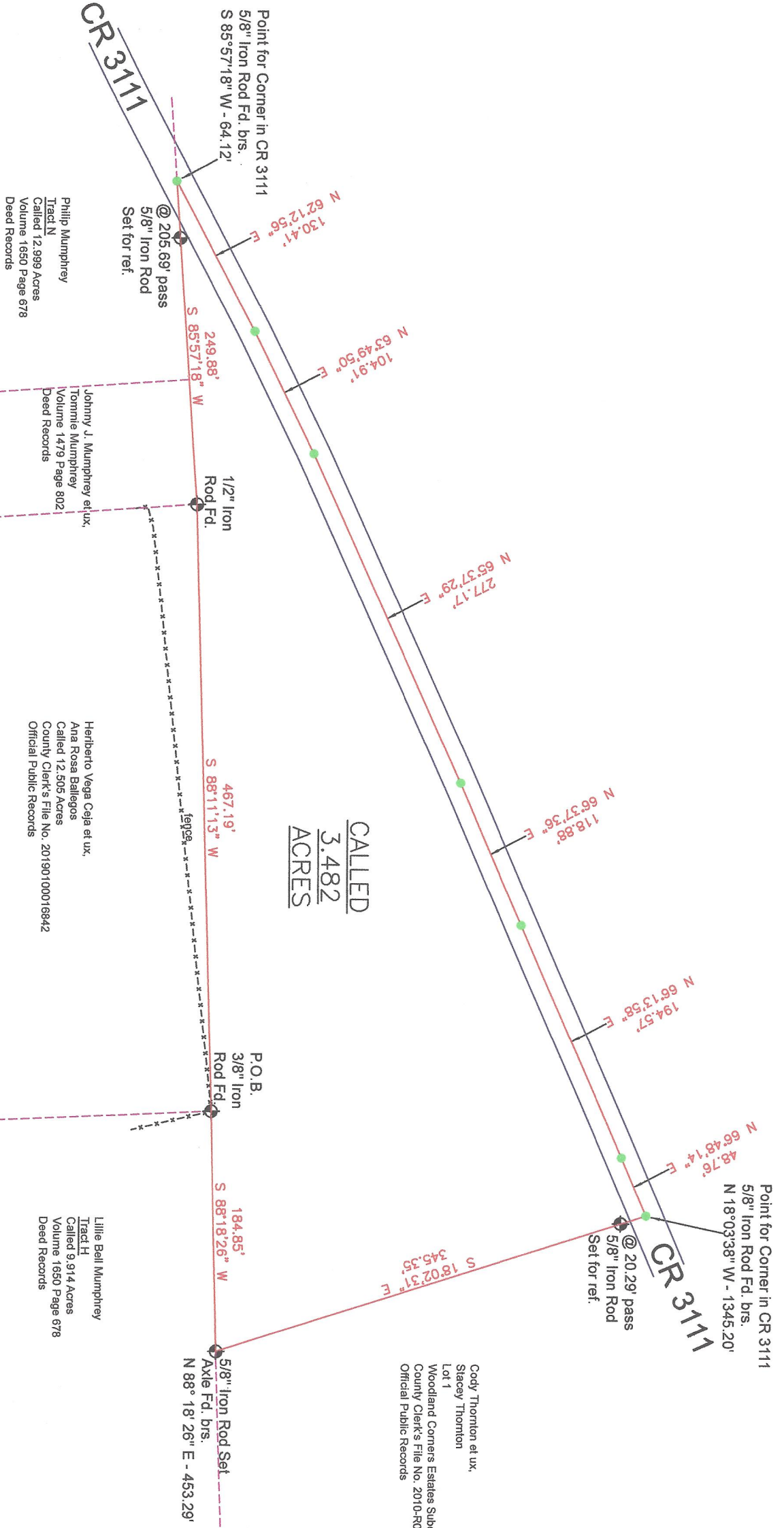
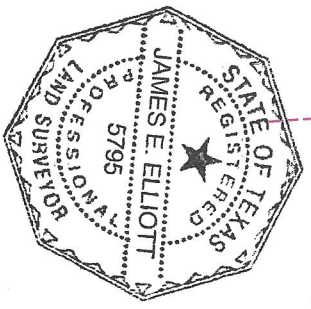


NOTE: ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, NAD 83, CENTRAL ZONE

SURVEYOR DID NOT ABSTRACT FOR TITLE OR EASEMENTS

This plat is constructed from a survey made on the ground under my direct supervision on May 6, 2021, and a metes and bounds description of even date accompanies this plat.

*James Elliott R.P.L.S. No. 5795 Firm # 10146600*  
*E. Bird 5-C-2021*

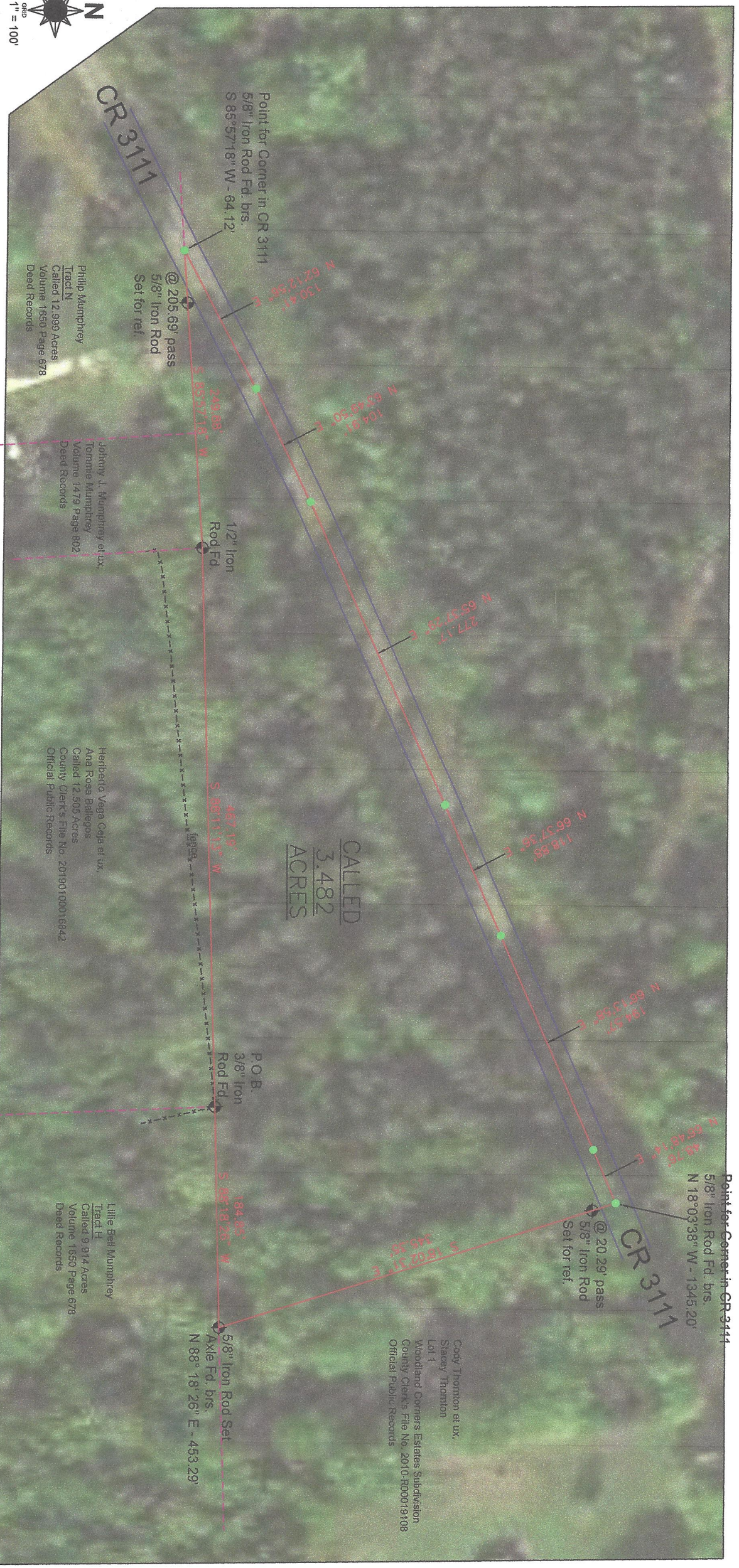


Cody Thornton et ux,  
 Stacey Thornton  
 Lot 1  
 Woodland Corners Estates Subdivision  
 County Clerk's File No. 2010-R00019108  
 Official Public Records

## Surveyed for MIKE AND DONNA BIRD

DRAWN	DATE	ETSM, LLC
J. ELLIOTT	5/15/21	315 CEDAR CREEK CENTER, TEXAS
APPROVED	DATE	PHONE 936-698-4506
J. ELLIOTT	5/15/21	
SCALE	SHEET	PROJECT NO.
1" = 100'	1 OF 1	21-BIRD-4

**MIKE AND DONNA BIRD SURVEY OF 3.482 ACRES IN THE GEORGE W. SLAUGHTER SURVEY, A-866, SMITH COUNTY, TEXAS**



Scale: 1" = 100'

NOTE: ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, NAD 83, CENTRAL ZONE

SURVEYOR DID NOT ABSTRACT FOR TITLE OR EASEMENTS

NOTE: PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Philip Mumphrey  
Tract N  
Called 12,999 Acres  
Volume 1650 Page 678  
Deed Records

Johnny J. Mumphrey et ux,  
Tommie Mumphrey  
Volume 1479 Page 802  
Deed Records

Heriberto Vega Ceja et ux,  
Ana Rosa Bailegos  
Called 12,505 Acres  
County Clerk's File No. 20190100016942  
Official Public Records

Lillie Bell Mumphrey  
Tract H  
Called 9,914 Acres  
Volume 1650 Page 678  
Deed Records

Cody Thornton et ux,  
Shacey Thornton  
Lot 1  
Woodland Corners Estates, Subdivision  
County Clerk's File No. 2010-R00019108  
Official Public Records

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DRAWN	DATE	ETSM, LLC
J. ELLIOTT	5/15/21	315 CEDAR CREEK
APPROVED	DATE	CENTER, TEXAS
J. ELLIOTT	5/15/21	PHONE 936-598-4506
SCALE	SHEET	PROJECT NO.
1" = 100'	1 OF 1	21-BIRD-A