

DESCRIPTION

STATE OF TEXAS  
COUNTY OF SMITH

BEING all that tract of land in Smith County, Texas, out of the Isaac Norris Survey, A-747, and being all of that called 35.661 acres described as Tract Two in a deed to Michael Keith Dooley and wife, Nancy Gail Dooley as recorded in Volume 6232, Page 180 of the Official Public Records of Smith County, Texas, and also all of Lot 15-B, Block 1 of Goolsbee Subdivision as recorded in Cabinet D, Slide 123-D of the Plat Records of Smith County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found on the South line of Timberidge Lane (60' R.O.W.), said point being the Northwest corner of said Lot 15-B and having Texas Coordinate System Grid values of N: 6871393.29 feet and E: 3029762.29 feet (NAD 83, Texas North Central Zone);

THENCE North 88 degrees 23 minutes 07 seconds East, 60.01 feet along Timberidge Lane to a 1/2 inch steel rod found at the Northeast corner of said Lot 15-B;

THENCE South 02 degrees 43 minutes 04 seconds East, 433.60 feet to a 1/2 inch steel rod found at the Southeast corner of said Lot 15-B, said point being on the North line of said 35.661 acres;

THENCE North 85 degrees 11 minutes 07 seconds East, 1160.83 feet to a 1/2 inch steel rod found at the Northeast corner of said 35.661 acres;

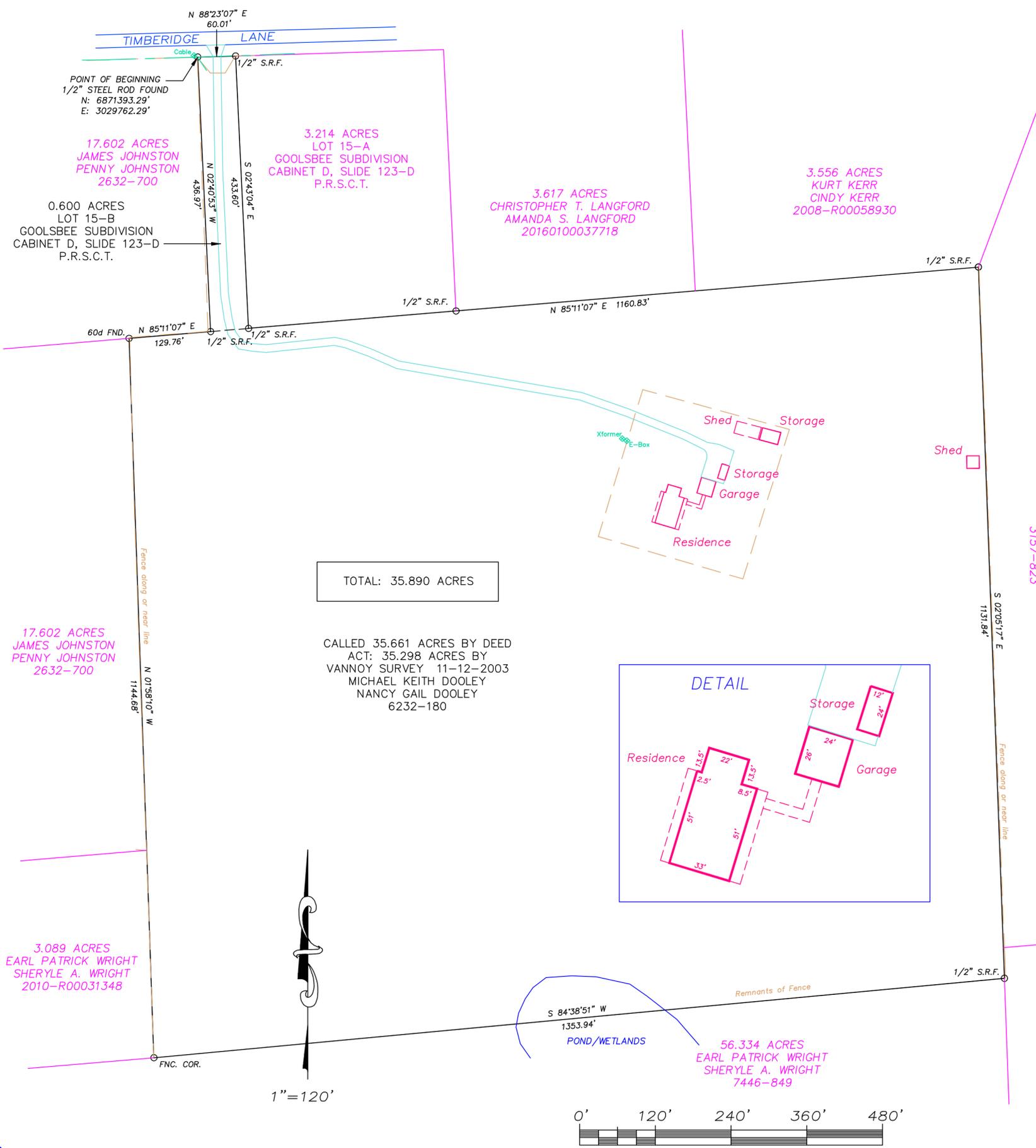
THENCE South 02 degrees 05 minutes 17 seconds East, 1131.84 feet to a 1/2 inch steel rod found at the Southeast corner of said 35.661 acres;

THENCE South 84 degrees 38 minutes 51 seconds West, 1353.94 feet to a fence corner post at the Southwest corner of the 35.661 acres;

THENCE North 01 degrees 58 minutes 10 seconds West, 1144.68 feet to a 60d nail found at the Northwest corner of the 35.661 acres;

THENCE North 85 degrees 11 minutes 07 seconds East, 129.76 feet to a 1/2 inch steel rod found at the Southwest corner of Lot 15-B;

THENCE North 02 degrees 40 minutes 53 seconds West, 436.97 feet to the POINT OF BEGINNING, containing 35.890 acres of land.



I, Ray L. Vannoy, Registered Professional Land Surveyor No. 1988, do hereby certify that the above plat was prepared from an actual survey made under my supervision on July 18, 2025; other than shown hereon, no visible easements, protrusions, encroachments, or conflicts were observed.

Given under my hand and seal this the 24th day of July, 2025.



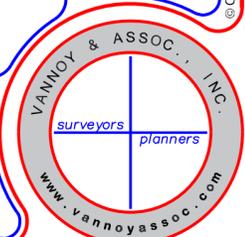
*Ray L. Vannoy*  
Ray L. Vannoy  
R.P.L.S. No. 1988

BOUNDARY SURVEY  
PART OF THE  
ISAAC NORRIS SURVEY  
ABSTRACT NO. 747  
SMITH COUNTY, TEXAS

PREPARED FOR:  
JAY TERRY, AGENT  
UNITED COUNTRY  
H5 AUCTION & REALTY  
LONGVIEW, TEXAS

No Schedule "B" Provided

Vannoy & Assoc., Inc.  
Surveyors-Planners  
1216 Sierra Sunset Road, Leander, Texas 78641 903.574.1313  
Firm Registration No. 10118600 ray.l.vannoy@gmail.com



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