

Griffith Surveying Co., LLC

501 N Spur 63 – SUITE C3

LONGVIEW, TX 75601

PH: 903-295-1560

January 26, 2026

FIELD NOTES FOR 0.28 ACRE OF LAND

BEING 0.28 acre of land situated in the E. B. Smith Survey, Abstract 253, Morris County, Texas and being all of that certain called 0.283 acre tract as conveyed to Marvin M. Carter and recorded in 2010-004108 of the Official Public Records of said county; said 0.28 acre of land to be more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found for the Northeast corner of the above referenced Carter tract and the Southeast corner of a called 0.17 acre tract described as Tract IV in Volume 165, Page 797 of the Deed Records of said county and being in a West boundary line of the Lone Star Steel Company "Ellison Reservoir" and in the South line of County Road 2244;

THENCE South 33°22'07" East, a distance of 142.99 feet with an East boundary line of said Carter tract and a West boundary line of said Lone Star Steel tract to a 4 inch pipe found for an angle corner of said Carter tract and Lone Star Steel tract;

THENCE South 23°14'31" West, a distance of 25.12 feet with an East boundary line of said Carter Street and a West boundary line of said Lone Star Steel tract to a ½ inch iron pipe found for the Southeast corner of said Carter tract and the Northeast corner of a called 0.88 acre tract as recorded in 2019-000387 of said public records;

THENCE North 76°41'07" West, a distance of 227.06 feet with the South boundary line of said Carter tract and the North boundary line of said 0.88 acre tract to a ½ inch iron rod found for the Southwest corner of said Carter tract and the Northwest corner of said 0.88 acre tract and the Southwest corner of a called 0.34 acre tract described as Tract No. III in said Volume 165, Page 797 and being in the East boundary line of called 0.58 acre tract described as Tract No. 3 in 2020-000842 of said public records;

THENCE North 89°19'02" East with a North boundary line of said Carter tract and the South boundary line of said Tract No. III passing the Southeast corner of said Tract No. III and the Southwest corner of a called 0.34 acre tract described as Tract No. II of said Volume 165, Page 797 of said deed records and continuing a total distance of 140.05 feet to a ½ inch iron rod set for an ell corner of said Carter tract and the Southeast corner of said Tract No. II;

THENCE North 33°24'07" West, a distance of 104.97 feet with the West boundary line of said Carter tract and the East boundary line of said Tract No. II to a ½ inch iron rod found for the Northwest corner of said Carter tract and the Southwest corner of the above mentioned Tract No. IV and being in the South line of County Road 2244;

THENCE North 89°15'29" East, a distance of 69.98 feet with a North boundary line of said Carter tract and the South boundary line of said Tract No. IV and the South line of County Road 2244 to the place of beginning and containing 0.28 acre of land.

See plat to accompany field notes.

Chris E. Griffith
Registered Professional Land Surveyor
State of Texas No. 4846
Firm No. 10083600
Job No. 25-191

