

ACCESS EASEMENT

LEGAL DESCRIPTION

Being a 1.18 acre tract of land out of the Oscar Hawkins Survey, Abstract No. 421, situated in Smith County, Texas, being a portion of a called 45.047 acre tract of land conveyed to James Scott Hearn and wife, Diana Kahteryn Hearn, by deed of record in Volume 5500, Page 274 of the Deed Records of Smith County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the east line of said 45.047 acre tract of land and common west line of a called 203.3296 acre tract of land conveyed to Carl Montgomery and Lois Sorensen by deed of record in Volume 3242, Page 366 of said Deed Records, from which a 1/2 inch iron rod found at the northeast corner of said 45.047 acre tract, being the southeast corner of tract of land conveyed to Mark Rauch and wife, Carrie Lynn Rauch, by deed of record in Document Number 20110100022243 of said Deed Records, bears N01°10'08"W, a distance of 269.27 feet;

THENCE, S01°10'08"E, along the east line of said 45.047 acre tract, in part being the common west line of said 203.3296 acre tract, and in part being the common west line of called 76-13/100 acre tract of land conveyed to Terri Laird Young by deed of record in Document Number 20120100057793 of said Deed Records, passing at a distance of 225.91 feet a 1/2 inch iron rod found at the southwest corner of said 203.3296 acre tract, and continuing a total distance of 401.02 feet to a point;

THENCE, leaving the west line of said 76-13/100 acre tract, over and across said 45.047 acre tract, the following twelve (12) courses and distances:

1. S88°49'52"W, a distance of 30.00 feet;
2. N01°10'08"W, a distance of 395.42 feet;
3. N22°18'44"W, a distance of 32.35 feet;
4. Along a tangent curve to the left, having a radius of 65.00 feet, a chord bearing of N47°13'02"W, a chord length of 54.75 feet, a delta angle of 49°48'37", an arc length of 56.51 feet;
5. N72°07'21"W, a distance of 80.54 feet;

6. N21°04'54"W, a distance of 85.10 feet;
7. N35°04'37"W, a distance of 59.57 feet;
8. Along a tangent curve to the left, having a radius of 50.00 feet, a chord bearing of N62°59'52"W, a chord length of 46.83 feet, a delta angle of 55°50'30", an arc length of 48.73 feet;
9. S87°15'05"W, a distance of 262.59 feet;
10. N89°10'03"W, a distance of 274.36 feet;
11. S80°45'57"W, a distance of 182.18 feet;
12. S77°04'43"W, a distance of 204.44 feet to a point in County Road 3104 and in the west line of said 45.047 acre tract;

THENCE, N01°04'58"W, along County Road 3104 and the west line of said 45.047 acre tract, a distance of 30.65 feet to a point;

THENCE, leaving County Road 3104, over and across said 45.047 acre tract, the following nine (9) courses and distances:

1. N77°04'43"E, a distance of 199.12 feet;
2. N80°45'57"E, a distance of 185.32 feet;
3. S89°11'03"E, a distance of 276.52 feet;
4. N87°30'30"E, a distance of 304.98 feet;
5. S35°04'37"E, a distance of 105.64 feet;
6. S21°04'54"E, a distance of 43.43 feet;
7. Along a tangent curve to the left, having a radius of 65.00 feet, a chord bearing of S46°36'07"E, a chord length of 56.01 feet, a delta angle of 51°02'27", an arc length of 57.90 feet;
8. S72°07'21"E, a distance of 79.29 feet;
9. S22°18'44"E, a distance of 82.06 feet to the **POINT OF BEGINNING**, and containing an area of 1.18 of an acre (51,617 square feet) of land, more or less.

PAGE 1 OF 3



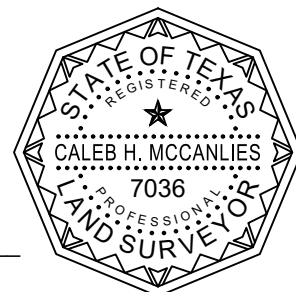
Holt Surveying LLC

104 Rodessa Trail
White Oak, TX 75693
(903) 818-4917
caleb@holtsurveying.net
TX Firm # 10195034

JOB NUMBER	DRAWN BY	DATE
2608004	CHM	09-09-2026

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas

Caleb McCanlies
R.P.L.S. # 7036



09-09-2026
Date

ACCESS EASEMENT

MARK RAUCH AND WIFE,
CARRIE LYNN RAUCH
DOC. NO. 20110100022243
D.R.S.C.T.

OSCAR HAWKINS SURVEY,
ABSTRACT NO. 421



1" = 100'
0 50 100

Basis of bearings: Texas State
Plane Coordinate System
(North Central Zone, 4202),
North American Datum of 1983
(Adjustment Realization 2011).

MATCH LINE TO PAGE 3

N 87°30'30" E 304.98'

S 87°15'05" W 262.59'

ACCESS EASEMENT

1.18 ACRE (51,617 SQ. FT.)

CALLED 45.047 ACRES
JAMES SCOTT HEARN AND WIFE,
DIANA KATHERYN HEARN
VOL. 5500, PG. 274
D.R.S.C.T.

LEGEND

○	BOUNDARY MONUMENT
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
POB	POINT OF BEGINNING
D.R.S.C.T.	DEED RECORDS, SMITH COUNTY, TEXAS

PAGE 2 OF 3



Holt Surveying LLC

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White Oak, TX 75693
(903) 818-4917
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TX Firm # 10195034

POB

CALLED 203.3296
CARL MONTGOMERY
AND LOIS SORENSEN
VOL. 3242, PG. 366
D.R.S.C.T.

N 01°10'08" W 395.42'

1/2" IRF

L1

1/2" IRF

N 01°10'08" W 269.27'

225.91'

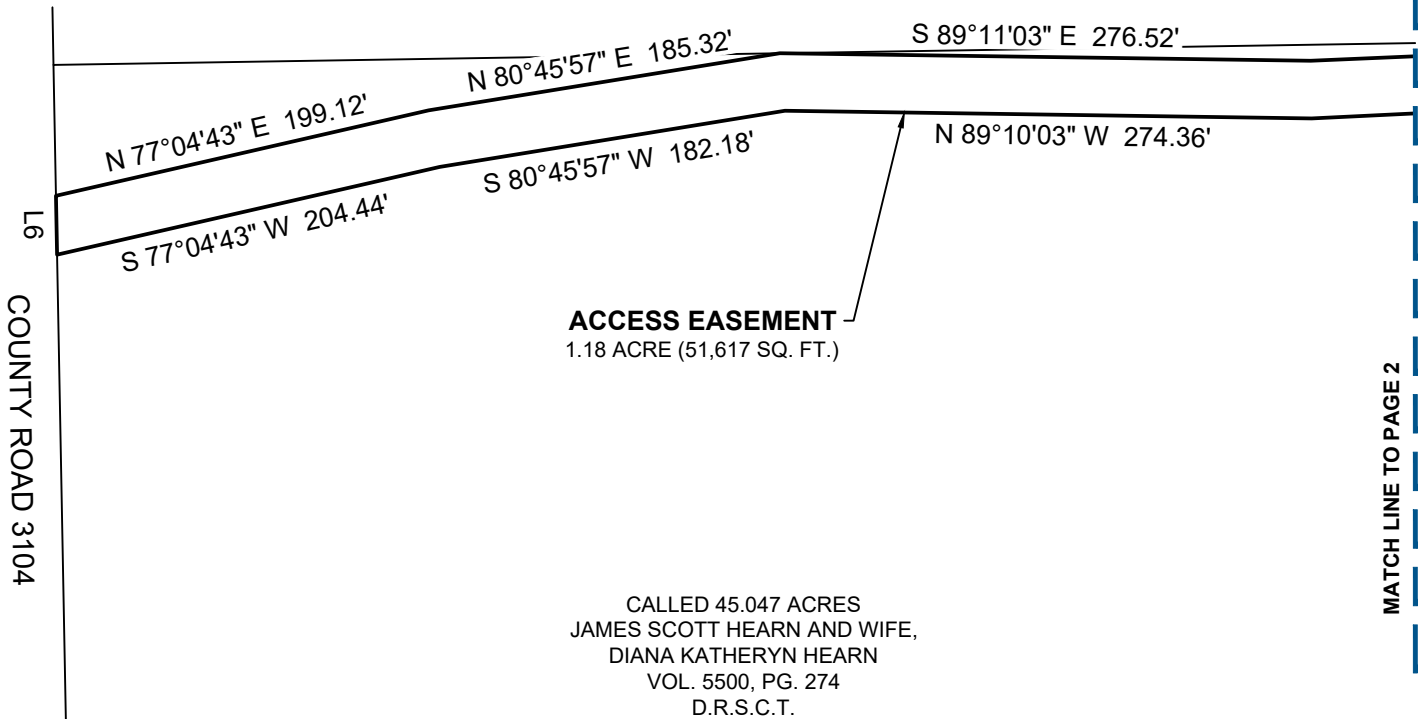
S 01°10'08" E 401.02'

CALLED 76-13/100 ACRES
TERRI LAIRD YOUNG
DOC. NO. 20120100057793
D.R.S.C.T.

ACCESS EASEMENT

OSCAR HAWKINS SURVEY,
ABSTRACT NO. 421

MARK RAUCH AND WIFE,
CARRIE LYNN RAUCH
DOC. NO. 20110100022243
D.R.S.C.T.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.51'	65.00'	49°48'37"	N 47°13'02" W	54.75'
C2	48.73'	50.00'	55°50'30"	N 62°59'52" W	46.83'
C3	57.90'	65.00'	51°02'27"	S 46°36'07" E	56.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°49'52" W	30.00'
L2	N 22°18'44" W	32.35'
L3	N 72°07'21" W	80.54'
L4	N 21°04'54" W	85.10'
L5	N 35°04'37" W	59.57'
L6	N 01°04'58" W	30.65'
L7	S 35°04'37" E	105.64'
L8	S 21°04'54" E	43.43'
L9	S 72°07'21" E	79.29'
L10	S 22°18'44" E	82.06'

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1" = 100'



Basis of bearings: Texas State Plane Coordinate System (North Central Zone, 4202), North American Datum of 1983 (Adjustment Realization 2011).

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