

METES AND BOUNDS DESCRIPTION 17.100 ACRES

All that certain tract or parcel containing 17.100 acres of land in the O. H. P. Bodine Survey, A-70, Harrison County, Texas, being a portion of a tract which was called 27.139 acres conveyed from Bryan J. Hollis to Randy Dale Roberts, et ux, by an instrument of record in Volume 1915, Page 206, Harrison County Deed Record (HCDR), said 17.100 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, North Central Zone, to wit:

BEGINNING at a 1" iron pipe found for northeast corner, being the northeast corner of said 27.139 acre tract and northwest corner of a tract which was called 4.201 acres conveyed from Gulfstream Oil & Gas, Inc. to Mike Park, by an instrument of record in Volume 1087, Page 182, HCDR;

THENCE S13°00'15"E, 316.15 feet along the common line of said 27.139 acre tract and said 4.201 acre tract to a 1/2" iron rod found for interior corner, being an interior corner of said 27.139 acre tract and southwest corner of said 4.201 acre tract;

THENCE N89°35'20"E, 549.07 feet along the common line of said 27.139 acre tract and said 4.201 acre tract to a 1/2" iron rod found for northeast corner, being a northeast corner of said 27.139 acre tract, northwest corner of a tract which was called 0.500 acre conveyed from Jack Hicks, et al to Tammy Gage, et al, by an instrument of record in Clerks File #2013-000010409, Harrison County Official Public Record (HCOPR) and northwest corner of the residue of a tract which was called 1.28 acres conveyed from Bryan Jeff Hollis to Jake Hicks, et al, by an instrument of record in Volume 1295, Page 241, HCDR;

THENCE S07°27'23"E, 377.43 feet along the common line of said 27.139 acre tract and said 1.28 acre tract to a 1/2" iron rod found for angle point, being an angle point of said 27.139 acre tract, southwest corner of said 1.28 acre tract and northwest corner of a tract which was called 0.106 acres conveyed from Bryan Jeff Hollis to Brenda Pollock, by an instrument of record in Volume 1903, Page 277, HCDR;

THENCE S07°06'48"E, 50.29 feet along the common line of said 27.139 acre tract and said 0.106 acre tract to a 1/2" iron rod found for interior corner, being an interior corner of said 27.139 acre tract and southwest corner of said 0.106 acre tract;

THENCE N78°22'15"E, 179.71 feet along the common line of said 27.139 acre tract, said 0.106 acre tract and a tract which was called 0.096 acre conveyed from Bryan Jeff Hollis to Brenda's Bake Shop, Inc., by an instrument of record in Volume 1685, Page 311, HCOPR to a 1/2" iron rod found for a northeast corner, being a northeast corner of said 27.139 acre tract and southeast corner of said 0.096 acre tract, lying in the west right of way (R-O-W) line of Farm to Market Highway 450 (FM 450);

THENCE S15°43'27"E, 80.94 feet along the common line of said of said 27.139 acre tract and FM 450 to a 5/8" iron rod set for southeast corner, being the northeast corner of a 20.000 acre tract, surveyed this day, from which a TXDOT Type I concrete monument found for angle point of said 27.139 acre tract and said 20.000 acre tract bears: S15°43'27"E, 39.34 feet;

THENCE departing FM 450, S86°43'40"W, 1,342.35 feet crossing said 27.139 acre tract to a 5/8" iron rod set southwest corner, being an interior corner of said 20.000 acre tract;

THENCE N03°28'45"W, 803.24 feet continuing across said 27.139 acre tract along a east line of said 20.000 acre tract to a 5/8" iron rod set for northwest corner, being a northeast corner of said 20.000 acre tract, lying in the north line of said 27.139 acre tract, from which a 1/2" iron rod found for northwest corner of said 27.139 acre tract and said 20.000 acre tract bears:
S85°02'01"W, 377.42 feet;

THENCE N85°02'01"E, 517.49 feet along the north line of said 27.139 acre tract to the PLACE OF BEGINNING, containing 17.100 acres of land, more or less. A certified plat has been prepared under the same job number as a part of this professional service.

360 Surveying
TBPLS 10194293
310 H. G. Mosley Pkwy
Longview, Texas 75604
Job No. 1097-045
Date: August 16, 2021


Bret Read
Professional Land Surveyor
Texas Registration No. 6610

