

METES AND BOUNDS DESCRIPTION 83.406 ACRES

All that certain tract or parcel containing 83.406 acres of land in the John H. Walker Survey, A-533, Upshur County, Texas, being all of a tract which was called 72 acres conveyed from Carolyn Young to Danielle R. Earl, by an instrument of record in Clerks File #201104398, Upshur County Official Public Record (UCOPR), said 83.406 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 point for northeast corner, being the northeast corner of said 72 acre tract and northwest corner of a tract which was called 14.970 acres conveyed from Kyle Milner to Eddie Roberts, et ux, by an instrument of record in Volume 383, Page 620, Upshur County Official Record (UCOR), generally lying in the centerline of Ocelot Road;

THENCE departing Ocelot Road, S02°52'42"E, along the common line of said 72 acre tract and said 14.970 acre tract, at 19.74 feet pass a 1/2" iron rod found for reference and continuing for a distance in all of 610.60 feet to 1/2" iron pipe found for angle point, being the southwest corner of said 14.970 acre tract and northwest corner of a tract which was called 31.030 acres conveyed from The Secretary of Veterans Affairs to Candy L. Brom, by an instrument of record in Clerks File #201901435, UCOPR;

THENCE S01°55'28"E, 763.00 feet along the common line of said 72 acre tract and said 31.030 acre tract to an angle point, being the southwest corner of said 31.030 acre tract and northwest corner of a tract which was called 30 acres conveyed from Claudie D. Fisher, et al to Texoma Pipe Line Company, by an instrument of record in Volume 360, Page 810, Upshur County Deed Record (UCDR);

THENCE S01°15'13"E, 438.51 feet along the common line of said 72 acre tract and said 30 acre tract to a point for southeast corner, being the southeast corner of said 72 acre tract and northeast corner of a tract which was called 54.51 acres conveyed from Deward Otha Brown, et ux to Dennie Deward Brown, by an instrument of record in Volume 402, Page 549, UCOR, from which a 1/2" iron rod found for a northwest corner of a tract which was called 50.438 acres conveyed from Theta M. Brown, et al to Clayton Marshall Brown, by an instrument of record in Clerks File #201500427, UCOPR bears: S01°15'13"E, 1,189.9 feet;

THENCE S86°47'06"W, 2,125.02 feet along the common line of said 72 acre tract and said 54.51 acre tract to a nail set for southwest corner, being the southwest corner of said 72 acre tract and northwest corner of said 54.51 acre tract, lying in the east line of a tract which was called 27.149 acres conveyed from Della Jean Priest, trustee to Troy Stout, et al, by an instrument of record in Clerks File #201602647, UCOPR and generally lying in the centerline of Leopard Road;

THENCE N00°08'47"W, 593.06 feet along the common line of said 72 acre tract, said 27.149 acre tract and Leopard Road to a nail found for angle point, being the northeast corner of said 27.149 acre tract and a southeast corner of a tract which was called 84.383 acres conveyed from Kenneth Stephens, executor to Kenneth Stephens, by an instrument of record in Clerks File #201600645, UCOPR;

THENCE N01°38'33"W, 508.94 feet along the common line of said 72 acre tract, said 84.383 acre tract and Leopard Road to a point for northwest corner, being the south corner of a tract which was called 20.002 acres conveyed from Deborah Lynn Schiller to Buddy James Hinson, et al, by an instrument of record in Clerks File #201400345, UCOPR, generally lying in the centerline of Caney Creek, from which a 5/8" iron rod found for reference of said 20.002 acre tract bears: N01°33'57"W, 30.0 feet;

THENCE the following thirty-eight (38) calls along the common line of said 72 acre tract, said 20.002 acre tract, a tract which was called 3.86 acres conveyed from Bartley S. Reddoch, et al to Gloria Twiford, et al, by an instrument of record in Clerks File #201900737, UCOPR and with the centerline of Caney Creek:

1. N56°37'03"E, 86.13 feet to an angle point;
2. N31°09'13"E, 49.00 feet to an angle point;
3. N20°56'05"E, 76.86 feet to an angle point;
4. S80°16'08"E, 85.71 feet to an angle point;
5. N68°18'42"E, 87.70 feet to an angle point;
6. N41°08'40"E, 53.70 feet to an angle point;
7. N26°48'23"W, 75.13 feet to an angle point;
8. N06°30'33"W, 37.12 feet to an angle point;
9. N09°50'03"E, 55.69 feet to an angle point;
10. 86°59'40"E, 19.38 feet to an angle point;
11. S52°13'15"E, 39.71 feet to an angle point;
12. S41°41'01"E, 70.24 feet to an angle point;
13. N86°30'53"E, 36.90 feet to an angle point;
14. N64°25'35"E, 70.77 feet to an angle point;
15. N05°14'57"W, 27.09 feet to an angle point;
16. N56°29'46"W, 76.50 feet to an angle point;
17. N24°12'07"E, 115.77 feet to an angle point;
18. N31°24'30"E, 11.90 feet to an angle point;
19. S60°10'39"E, 34.13 feet to an angle point;
20. S69°39'41"E, 19.42 feet to an angle point;
21. N42°24'06"E, 79.90 feet to an angle point;
22. N33°04'09"E, 55.83 feet to an angle point;
23. N04°24'04"E, 57.26 feet to an angle point;
24. N60°58'28"E, 38.52 feet to an angle point;
25. N81°30'50"E, 14.99 feet to an angle point;
26. N56°48'24"E, 41.06 feet to an angle point;
27. N26°38'59"W, 93.10 feet to an angle point;
28. N79°15'15"E, 29.93 feet to an angle point;
29. N65°48'00"E, 46.76 feet to an angle point;
30. N40°46'16"W, 49.44 feet to an angle point;
31. N33°17'34"W, 55.27 feet to an angle point;
32. N28°15'17"E, 65.53 feet to an angle point;
33. N88°24'16"E, 24.32 feet to an angle point;
34. S80°56'22"E, 36.25 feet to an angle point;
35. S54°44'58"E, 33.91 feet to an angle point;
36. S10°17'07"W, 56.33 feet to an angle point;
37. N54°12'51"E, 88.28 feet to an angle point;
38. N30°21'39"E, 86.72 feet to a nail set for northwest corner, being the northwest corner of said 72 acre tract, northeast corner of said 3.86 acre tract and the beginning of a curve, generally lying in the centerline of Ocelot Road;

THENCE 192.37 feet along the arc of a curve to the right with the common line of said 72 acre tract and Ocelot Road, (Delta= 21°14'38", Radius= 518.84 feet, Chord= S43°00'06"E, 191.27 feet), to an angle point, lying in the intersection of Leopard Road and Ocelot Road;

THENCE S86°37'48"E, 368.99 feet continuing along said common line to a point for beginning of a curve;

THENCE 379.01 feet along the arc of a curve to the left with said common line, (Delta= 06°50'00", Radius= 3,177.91 feet, Chord= N89°57'13"E, 378.78 feet), to a point for beginning of a curve;

THENCE 300.89 feet along the arc of a curve to the right with said common line, (Delta= 13°38'50", Radius= 1,263.26 feet, Chord= S88°16'15"E, 300.18 feet), to the PLACE OF BEGINNING, containing 83.406 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. 1446-021
Date: November 05, 2021

